

THE HOPMARKET CHARITY

England & Wales · Charity number 244569

Details

Other names	CHARITY KNOWN AS THE HOP MARKET, HOPMARKET CHARITY
Status	Registered
Legal form	Other
Registered	1965-09-23
Register	View on the Charity Commission register

Contact

Address	Guildhall Worcester WR1 2EY
Phone	01905722027
Email	julian.pugh@worcester.gov.uk

Activities

Objects: FOR THE BENEFIT OF PERSONS WHO BY REASONS OF POVERTY SICKNESS OR INFIRMITY WHETHER YOUNG OR OLD ARE IN NEED OF FINANCIAL ASSISTANCE, CARE OR ATTENTION

Activities: The income from the assets of the Charity is held on trust to apply the same for the benefit of needy persons in the City of Worcester. Needy persons are defined for the purposes of the Charity as persons who by reason of poverty, sickness or infirmity whether young or old are in need of financial assistance, care or attention.

Classification

- **How:** Makes Grants To Organisations
- **What:** The Advancement Of Health Or Saving Of Lives, Disability, The Prevention Or Relief Of Poverty
- **Who:** Children/young People, Elderly/old People, People With Disabilities, Other Charities Or Voluntary Bodies, Other Defined Groups

Geography

- **Area of benefit:** CITY OF WORCESTER
- Worcestershire

Finances

Period end	Income	Expenditure	Assets	Employees
2025-03-31	£211,739	£216,127	-	-
2024-03-31	£196,186	£187,267	-	-
2023-03-31	£148,603	£180,168	-	-
2022-03-31	£154,093	£103,302	-	-
2021-03-31	£138,372	£106,148	-	-

Trustees

Name	Role	Appointed
MR BILL SIMPSON	Chair	2015-07-07
Adam Cedric Hudson Scott		2024-05-21
JOSEPHINE CONSTANCE HODGES		2022-05-24
Jennifer Barnes		2019-06-04
Karen Michelle Holmes		2024-05-21
Louis Joseph Shay Stephen		2024-07-30
Lynn Denham		2023-05-23
Stephen Anthony Hodgson		2021-06-08
Victoria Pingree		2025-05-20

THE HOPMARKET CHARITY

England & Wales - Charity number 244569

Accounts

REGISTERED CHARITY NUMBER: 244569

**Report of the Trustees and
Financial Statements for the Year Ended 31st March 2025
for
The Hopmarket Charity**

The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

The Hopmarket Charity

**Contents of the Financial Statements
for the Year Ended 31st March 2025**

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The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2025

The trustees present their report with the financial statements of the charity for the year ended 31st March 2025. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity has been set up to benefit "needy persons" in the city of Worcester. "Needy persons" means persons who by reason of poverty, sickness or infirmity whether young or old are in need of financial assistance, care or attention. "Needy persons in the city of Worcester" are persons whose need arises in the city, whether or not they permanently reside there.

In accordance with Charity Commission guidance, the trustees regard people suffering from poverty as including persons who do not have the resources to provide for themselves, either on a short or a long-term basis, with the normal things of life which most people take for granted. The trustees aim to address both the causes and the consequences of poverty by allocating grants to assist with both the prevention and relief of poverty. In view of the limited resources of the charity, the trustees take the view that the objects of the charity can best be fulfilled by supporting other organisations which have been established for purposes within the charity's objects, rather than devoting the resources of the charity to the support of a limited number of individuals.

Significant activities

The Charity owns a building known as the Hopmarket complex (formerly The Hop Market Hotel) in Foregate Street, Worcester, together with annexed premises at 13, 14, 15 and 16 The Foregate, Worcester. The complex comprises a number of retail units with residential accommodation above.

The income from leasing the premises of the Charity is held on trust to apply the same for the benefit of needy persons in the city. Needy persons are defined in the Act as persons who by reason of poverty, sickness or infirmity whether young or old are in need of financial assistance, care and attention.

The flats above the retail units are leased to Platform Housing Group. Although no rent is payable, Platform Housing Group bears 75% of the cost of the repairs and maintenance to the building.

Public benefit

The trustees confirm that they have complied with the duty in section 17(5) of the 2011 Charities Act to have due regard to guidance issued by the Charity Commission on public benefit when deciding on the charity's activities.

ACHIEVEMENTS AND PERFORMANCE

Property Management

In January 2023 the Trustees appointed GJS Dillon to succeed Fisher German LLP for a term of 3 years as the Charity's property manager, with the option to roll on. The contract commenced with effect from 1st April 2023. The Trustees receive property management reports from GJS Dillon and their representatives attend meetings of the Trustees Board to present their reports and answer questions. The reports include information on leases, maintenance, service charges and general management issues.

A comprehensive condition survey of the Hopmarket building was completed by GJS Dillon and presented to the Trustees Board in March 2024.

In response to advice from the Charity's Auditors, a re-valuation of the property was undertaken by GJS Dillon during 2024/25, the last valuation having been done by Fisher German LLP in 2021. The property has been valued at £300,000 as a guide for accounting purposes.

Platform Housing Group

Under the terms of the lease between the Charity and Platform Housing Group, the Charity is responsible for the repair and maintenance of the external fabric and structure of the whole building and 75% of the total cost of the works is recovered from Platform.

The Trustees received a presentation from Directors of Platform Housing at their meeting in July 2024 on the condition of the building. There were regular meetings with the Chairman, Vice-Chairman, City Councillor Officers and Platform Housing representatives during the year and this issue remains the chief priority for the Charity.

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2025

ACHIEVEMENTS AND PERFORMANCE

Legal Issues

The Trustees receive advice from City Council Officers on a range of governance and legal issues.

There were no ongoing governance or legal issues at the year end.

Hopmarket Building

Taking account of the condition of the property, repairs which have been identified and the charity's financial position, the Trustees took a major decision during the year to consider future options for the site. The Trustees agreed to allocate up to £20k of the charity's funds, matched by Platform Housing, to procure independent external advice and confidential market testing.

JLL, a national property consultancy, were appointed through a competitive procurement process and the JLL project team has met on several occasions with a Trustees steering group, supported by Officers from the Council and Platform Housing representatives. In February, the Trustees received a report from JLL on the first stage of their work and it was agreed that further consideration should be given to refurbishment and redevelopment options. At the time of writing, this piece of work remains ongoing on a confidential basis. The Trustees are mindful of any implications for Hopmarket residents.

Hopmarket Promotion and Income Generation

The Trustees receive regular reports on various matters included visual appearance, empty units, marketing and promotion and activities. The Trustees have engaged Kabbie Langford to manage PR /publicity through social media and the press. A formal agreement with Kabbie Langford has been signed which is an additional cost to the Charity

Applications for Grant Aid

Taking into consideration the Charity's financial position, the financial implications of the major repairs which are required to the building and the review which has been commissioned, the Trustees agreed not to make any grant awards for 2025/26.

FINANCIAL REVIEW

Financial position

The Financial review was carried out in February 2025 for 2024/25 and was based on the current year-to-date actuals and the forecasts of future costs and income. The level of income was forecast to be slightly more than budgeted due to more occupied units. The investment management costs 2024/25 were forecast to be less than budgeted. The main reason for this being lower general repairs, property management & void costs. The major repairs costs were forecast to be slightly lower. The support costs forecast was forecast to be more than budgeted due to property revaluation fee and JLL report.

The overall surplus at 31 March 2025 was forecast to be £54.4k which was £9.1k more than budgeted. It was previously agreed with Trustees that no grants were to be paid out in 2025/26, and the surplus is instead retained to cover building related costs.

The Repairs Fund at 31 March 2025 was forecast to be £85.7K.

There was a balance of £9K on the Development Fund reserve brought forward from 2023/24. The forecast spend for 24/25 was £7.3k. A budget of £10k was required for 2025/26.

Reserves policy

The Charity holds general unrestricted funds (which excludes amounts held in designated funds) of £59,134 (2024 - £60,926) to fund ongoing expenditure if there is a future drop in rental income received by the Charity.

Details regarding designated funds held by the Charity can be found in note 12 of the notes to the financial statements.

Going concern

See note 1 regarding an existing uncertainty surrounding the going concern of the charity.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Hopmarket is a Charity established under Act of Parliament. Its current Governing Act is the Worcester City Council Act 1985.

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2025

STRUCTURE, GOVERNANCE AND MANAGEMENT

Trustees and Meetings

The Charity is governed by a Board of Trustees. The Board has at least 6, but not more than 7 Worcester City Councillors and at least 2, but no more than 3 Independent Trustees. The City Councillor Trustees are appointed annually in May. The Independent Trustees are appointed for a period of up to four years. Details of the Trustees during the period covered by this report are set out below.

The Chairman of the Trustees for the period was Mr Bill Simpson with Jenny Barnes as Vice-Chairman.

The Trustees Board met three times during the period covered by this report, in July and November 2024 and February 2025. Meetings are held face-to-face with the option of joining online.

Organisational structure

The Charity is administered by Worcester City Council from the Guildhall, High Street, Worcester. The Council's Head of Finance acts as the Treasurer of the Charity and legal support is provided by the Council's Legal Services team.

Trustee remuneration

The Trustees received no remuneration during 2024/25 and there were no related party transactions.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
244569

Principal address

Guildhall
Worcester
Worcestershire
WR1 2EY

Trustees

Current City Councillor Trustees

Councillor Jenny Barnes	Vice-Chairman	Re-appointed 20 May 2025 (Ex-Independent Trustee)
Councillor Lynn Denham		Re-appointed 20 May 2025
Councillor Karen Holmes		Re-appointed 20 May 2025
Councillor Tor Pingree		First Appointed 20 May 2025
Councillor Adam Scott		Re-appointed 20 May 2025
Councillor Louis Stephen		Re-appointed 20 May 2025

Current Independent Trustees

Bill Simpson	Chairman	Re-appointed 23 May 2023
Jo Hodges		Re-appointed 24 May 2022
Stephen Hodgson		First Appointed 21 May 2024 (Ex-City Councillor Trustee)

Former City Councillor Trustees

Councillor Katie Collier	Resigned 21 May 2024
Councillor Stephen Hodgson	Independent Trustee after 21 May 2024
Councillor Karen Lewing	Resigned 21 May 2024
Councillor Elena Round	Resigned 21 May 2024
Councillor James Stanley	Resigned 21 May 2024
Councillor Jessie Jagger	Resigned 21 May 2025

Former Independent Trustees During Period Covered by This Report

Jenny Barnes	City Councillor Trustee after 21 May 2024
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Independent Examiner

The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

The Hopmarket Charity

**Report of the Trustees
for the Year Ended 31st March 2025**

REFERENCE AND ADMINISTRATIVE DETAILS

Treasurer
Cathy Davies
Head of Finance
Worcester City Council
The Guildhall
High Street
Worcester
Worcestershire
WR1 2EY

Administrators
Worcester City Council
The Guildhall
High Street
Worcester
Worcestershire
WR1 2EY

Investment property managers
GJS Dillon Limited
7 Roman Way Business Centre
Droitwich
Worcestershire
WR9 9AJ

Approved by order of the board of trustees on 19 November 2025 and signed on its behalf by:


.....
W J Simpson - Trustee

**Independent Examiner's Report to the Trustees of
The Hopmarket Charity**

Independent examiner's report to the trustees of The Hopmarket Charity

I report to the charity trustees on my examination of the accounts of The Hopmarket Charity (the Trust) for the year ended 31st March 2025.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Melissa Jean Godwin ACA ACCA

The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

Date: 11.12.2025.....

The Hopmarket Charity

Statement of Financial Activities
for the Year Ended 31st March 2025

				2025	2024
	Notes	Unrestricted funds £	Development designated fund £	Repairs designated fund £	Total funds £
INCOME AND ENDOWMENTS FROM					
Investment income	3	211,739	-	-	211,739
EXPENDITURE ON					
Raising funds	4	193,254	-	-	193,254
Charitable activities					
Grants issued		-	-	-	42,279
Support costs		22,873	-	-	19,395
Total		216,127	-	-	187,267
Net gains/(losses) on investments		-	-	-	(870,000)
NET INCOME/(EXPENDITURE)		(4,388)	-	-	(4,388)
Transfers between funds	12	2,596	2,760	(5,356)	-
Net movement in funds		(1,792)	2,760	(5,356)	(861,081)
RECONCILIATION OF FUNDS					
Total funds brought forward		360,926	9,000	94,235	464,161
TOTAL FUNDS CARRIED FORWARD		359,134	11,760	88,879	464,161

The notes form part of these financial statements

The Hopmarket Charity

Balance Sheet
31st March 2025

	Notes	Unrestricted funds £	Development designated fund £	Repairs designated fund £	2025 Total funds £	2024 Total funds £
FIXED ASSETS						
Investment property	9	300,000	-	-	300,000	300,000
CURRENT ASSETS						
Debtors	10	35,770	-	-	35,770	33,606
Cash at bank		218,639	11,760	88,879	319,278	247,350
		<u>254,409</u>	<u>11,760</u>	<u>88,879</u>	<u>355,048</u>	<u>280,956</u>
CREDITORS						
Amounts falling due within one year	11	(195,275)	-	-	(195,275)	(116,795)
NET CURRENT ASSETS		<u>59,134</u>	<u>11,760</u>	<u>88,879</u>	<u>159,773</u>	<u>164,161</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		<u>359,134</u>	<u>11,760</u>	<u>88,879</u>	<u>459,773</u>	<u>464,161</u>
NET ASSETS		<u><u>359,134</u></u>	<u><u>11,760</u></u>	<u><u>88,879</u></u>	<u><u>459,773</u></u>	<u><u>464,161</u></u>
FUNDS						
Unrestricted funds:	12					
General unrestricted funds					59,134	60,926
Capital reserve fund					300,000	300,000
Development fund					11,760	9,000
Repairs fund					88,879	94,235
					<u>459,773</u>	<u>464,161</u>
TOTAL FUNDS					<u><u>459,773</u></u>	<u><u>464,161</u></u>

The financial statements were approved by the Board of Trustees and authorised for issue on 19 November 2025 and were signed on its behalf by:


.....
W J Simpson - Trustee

The Hopmarket Charity

Notes to the Financial Statements for the Year Ended 31st March 2025

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

The financial statements are prepared in sterling, which is the functional currency of the charity.

Monetary amounts in these financial statements are rounded to the nearest £1.

GOING CONCERN

During the prior year the trustees became aware of substantial renovation work that needed to be done to the property, for which the charity may not be able to finance out of the charity's current level of free reserves. As at the date of signing the financial statements, no decision has been reached and the trustees are still considering their options. There is a risk that the trustees may decide to sell some or all of the property if they are unable to find an alternative method of financing the necessary renovation work, and the impact to the reserves of the charity as a result is currently unknown. The current aim of the trustees is to retain a healthy reserve as a result of any decisions regarding the property, and if the property is sold there may be sufficient cash generated from the sale to acquire alternative investments, the income from which will then fund future grant payments. However, until a decision regarding the future of the property is reached and the impact on the reserves is known, there remains some uncertainty as to the charity's ability to continue as a going concern.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Rental income is received on a straight line basis over the period to which it relates.

Grant income is recognised when there is evidence of entitlement to the grant, receipt is probable and its amount can be measured reliably. Entitlement usually arises immediately on its receipt, unless there are terms or conditions which must be met before the charity is entitled to the income.

Interest income is recognised for all interest-bearing instruments using the effective interest rate method.

EXPENDITURE

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants payable are charged to expenditure when the offer is conveyed to the recipient, unless the offer is conditional in which case such grants are charged to expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

INVESTMENT PROPERTY

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

TAXATION

The charity is exempt from tax on its charitable activities.

FUND ACCOUNTING

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2025

1. ACCOUNTING POLICIES - continued

FINANCIAL INSTRUMENTS

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the charity becomes party to contractual provisions of the instrument.

Financial assets are offset, with the net amounts presented in the accounts where there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic Financial Assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Basic Financial Liabilities

Basic financial liabilities, including trade and other payables, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of future receipts, discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of the operations from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction cost.

SERVICE CHARGE MONIES

Service charge monies collected and managed by the investment property manager of the charity are managed on trust on behalf of the tenants of the investment property. Service charge monies are not considered to belong to the charity and the financial activities (including income, expenditure, assets and liabilities) relating to service charge monies have been excluded from these financial statements.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Accounting estimates and judgement are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Significant sources of estimation uncertainty

The investment property is revalued to market value based on a valuation performed by an independent professional qualified valuer a little over a month before the financial year end. The trustees are of the opinion that the valuation of the investment properties have not significantly changed between the date of the valuation and the financial year end. The value of investment property is included in note 9 of the financial statements.

3. INVESTMENT INCOME

	2025	2024
	£	£
Rents received	<u>211,739</u>	<u>196,186</u>

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2025

4. RAISING FUNDS

INVESTMENT MANAGEMENT COSTS

	2025	2024
	£	£
Investment property manager fees	56,996	29,114
Property insurance	52,146	58,128
Advertising and marketing	7,040	13,618
Electricity, water and business rates	1,794	5,525
Bad debt provision	-	283
Property repairs and maintenance	75,278	18,925
	<u>193,254</u>	<u>125,593</u>

5. GRANTS PAYABLE

	2025	2024
	£	£
Grants issued	-	42,279
	<u>-</u>	<u>42,279</u>

The total grants paid to institutions during the year was as follows:

	2025	2024
	£	£
All Sorts of Performing	-	2,000
Armchair	-	3,500
Happy Days	-	1,079
Maggs Day Centre	-	7,000
Mentor Link	-	3,700
Oasis Warndon	-	3,000
Relate Worcestershire	-	3,000
The Myriad Centre	-	5,000
Worcester Citizens Advice Bureau & WHABAC	-	7,000
Worcester Community Trust	-	7,000
	<u>-</u>	<u>42,279</u>

6. SUPPORT COSTS

Support costs	Management £
	<u>22,873</u>

Support costs, included in the above, are as follows:

	2025	2024
	Support costs £	Total activities £
Administration charges	16,300	16,300
Independent examination fee	2,640	1,800
Trustee indemnity insurance	720	700
Legal fees	2,955	380
Sundries	258	215
	<u>22,873</u>	<u>19,395</u>

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2025

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2025 nor for the year ended 31st March 2024.

TRUSTEES' EXPENSES

There were no trustees' expenses paid for the year ended 31st March 2025 nor for the year ended 31st March 2024.

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Development designated fund £	Repairs designated fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Investment income	196,186	-	-	196,186
EXPENDITURE ON				
Raising funds	125,593	-	-	125,593
Charitable activities				
Grants issued	42,279	-	-	42,279
Support costs	19,395	-	-	19,395
Total	187,267	-	-	187,267
Net gains/(losses) on investments	(870,000)	-	-	(870,000)
NET INCOME/(EXPENDITURE)	(861,081)	-	-	(861,081)
Transfers between funds	2,571	(4,239)	1,668	-
Net movement in funds	(858,510)	(4,239)	1,668	(861,081)
RECONCILIATION OF FUNDS				
Total funds brought forward	1,219,436	13,239	92,567	1,325,242
TOTAL FUNDS CARRIED FORWARD	360,926	9,000	94,235	464,161

9. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1st April 2024 and 31st March 2025	<u>300,000</u>
NET BOOK VALUE	
At 31st March 2025	<u>300,000</u>
At 31st March 2024	<u>300,000</u>

The investment property was revalued by an independent professional qualified valuer on 22 January 2025. This was undertaken by Anneka Wilks BSc (Hons) MRICS on behalf of GJS Dillon Limited,

The trustees are of the opinion that the valuation of the investment properties have not significantly changed between 31 March 2025 and 22 January 2025.

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2025

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
	2025	2024
	£	£
Trade debtors	4,110	4,049
GJS Dillon	22,004	26,251
Prepayments and accrued income	9,656	3,306
	<u>35,770</u>	<u>33,606</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		
	2025	2024
	£	£
Worcester City Council	135,914	103,368
Accrued expenses	58,659	10,003
Deferred income (see note 13)	702	3,424
	<u>195,275</u>	<u>116,795</u>

12. MOVEMENT IN FUNDS				
	At 1.4.24	Net	Transfers	At
	£	movement	between	31.3.25
		in funds	funds	£
		£	£	
Unrestricted funds				
General unrestricted funds	60,926	(4,388)	2,596	59,134
Capital reserve fund	300,000	-	-	300,000
Development fund	9,000	-	2,760	11,760
Repairs fund	94,235	-	(5,356)	88,879
	<u>464,161</u>	<u>(4,388)</u>	<u>-</u>	<u>459,773</u>
TOTAL FUNDS	<u>464,161</u>	<u>(4,388)</u>	<u>-</u>	<u>459,773</u>

Net movement in funds, included in the above are as follows:

	Incoming	Resources	Movement
	resources	expended	in funds
	£	£	£
Unrestricted funds			
General unrestricted funds	211,739	(216,127)	(4,388)
	<u>211,739</u>	<u>(216,127)</u>	<u>(4,388)</u>
TOTAL FUNDS	<u>211,739</u>	<u>(216,127)</u>	<u>(4,388)</u>

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2025

12. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.23 £	Net movement in funds £	Transfers between funds £	At 31.3.24 £
Unrestricted funds				
General unrestricted funds	49,436	8,919	2,571	60,926
Capital reserve fund	1,170,000	(870,000)	-	300,000
Development fund	13,239	-	(4,239)	9,000
Repairs fund	92,567	-	1,668	94,235
	<u>1,325,242</u>	<u>(861,081)</u>	<u>-</u>	<u>464,161</u>
TOTAL FUNDS	<u>1,325,242</u>	<u>(861,081)</u>	<u>-</u>	<u>464,161</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General unrestricted funds	196,186	(187,267)	-	8,919
Capital reserve fund	-	-	(870,000)	(870,000)
	<u>196,186</u>	<u>(187,267)</u>	<u>(870,000)</u>	<u>(861,081)</u>
TOTAL FUNDS	<u>196,186</u>	<u>(187,267)</u>	<u>(870,000)</u>	<u>(861,081)</u>

Repairs Fund

The Repairs Fund is held to provide funding for major repairs and as a contingency for unforeseen repairs. This is particularly important for a building of this age, type and construction. The Charity's property agent is consulted to ensure the adequacy of the reserve.

Development Fund

The Development Fund is held for future investment in marketing activity to promote and develop the Hopmarket and thereby attract more lettings.

Capital Reserves Fund

The Capital Reserves Fund represents the Charity's holding in the investment property.

13. DEFERRED INCOME

Deferred income of £Nil (2024 - £1,049) relates to 10 year lease payment received in advance and other rental income received in advance totalling £702 (2024 - £2,375).

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2025

14. RELATED PARTY DISCLOSURES

Worcester City Council provides key management personnel services to the charity. Worcester City Council received key management personnel remuneration for these services of £16,300 (2024 - £16,300). During the year Worcester City Council made payments to third parties as agent of the charity totalling £119,613 (2024 - £87,067). At the year end the charity owed Worcester City Council £135,913 (2024 - £103,367).

There were no other related party transactions in the year.

15. OPERATING LEASE INCOME COMMITMENTS

Minimum lease income due to the charity under non-cancellable operating leases fall due as follows:

	2025	2024
	£	£
Within one year	101,362	94,467
Between one and five years	212,374	277,609
After five years	115,275	133,473
	<u>429,011</u>	<u>505,549</u>

The Hopmarket Charity
Detailed Statement of Financial Activities
for the Year Ended 31st March 2025

	2025 £	2024 £
INCOME AND ENDOWMENTS		
Investment income		
Rents received	211,739	196,186
Total incoming resources	<u>211,739</u>	<u>196,186</u>
EXPENDITURE		
Investment management costs		
Investment property manager fees	56,996	29,114
Property insurance	52,146	58,128
Advertising and marketing	7,040	13,618
Electricity, water and business rates	1,794	5,525
Bad debt provision	-	283
Property repairs and maintenance	75,278	18,925
	<u>193,254</u>	<u>125,593</u>
Charitable activities		
Grants to institutions	-	42,279
Support costs		
Management		
Administration charges	16,300	16,300
Independent examination fee	2,640	1,800
Trustee indemnity insurance	720	700
Legal fees	2,955	380
Sundries	258	215
	<u>22,873</u>	<u>19,395</u>
Total resources expended	<u>216,127</u>	<u>187,267</u>
Net (expenditure)/income	<u><u>(4,388)</u></u>	<u><u>8,919</u></u>

This page does not form part of the statutory financial statements

THE HOPMARKET CHARITY

England & Wales - Charity number 244569

Accounts

**Report of the Trustees and
Financial Statements for the Year Ended 31st March 2024
for
The Hopmarket Charity**

The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

The Hopmarket Charity

**Contents of the Financial Statements
for the Year Ended 31st March 2024**

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The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2024

The trustees present their report with the financial statements of the charity for the year ended 31st March 2024. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity has been set up to benefit "needy persons" in the city of Worcester. "Needy persons" means persons who by reason of poverty, sickness or infirmity whether young or old are in need of financial assistance, care or attention. "Needy persons in the city of Worcester" are persons whose need arises in the city, whether or not they permanently reside there.

In accordance with Charity Commission guidance, the trustees regard people suffering from poverty as including persons who do not have the resources to provide for themselves, either on a short or a long-term basis, with the normal things of life which most people take for granted. The trustees aim to address both the causes and the consequences of poverty by allocating grants to assist with both the prevention and relief of poverty. In view of the limited resources of the charity, the trustees take the view that the objects of the charity can best be fulfilled by supporting other organisations which have been established for purposes within the charity's objects, rather than devoting the resources of the charity to the support of a limited number of individuals.

Significant activities

The Charity owns a building known as the Hopmarket complex (formerly The Hop Market Hotel) in Foregate Street, Worcester, together with annexed premises at 13, 14, 15 and 16 The Foregate, Worcester. The complex comprises a number of retail units with residential accommodation above.

The income from leasing the premises of the Charity is held on trust to apply the same for the benefit of needy persons in the city. Needy persons are defined in the Act as persons who by reason of poverty, sickness or infirmity whether young or old are in need of financial assistance, care and attention.

The flats above the retail units are leased to Platform Housing Group. Although no rent is payable, Platform Housing Group bears 75% of the cost of the repairs and maintenance to the building.

Public benefit

The trustees confirm that they have complied with the duty in section 17(5) of the 2011 Charities Act to have due regard to guidance issued by the Charity Commission on public benefit when deciding on the charity's activities.

ACHIEVEMENT AND PERFORMANCE

Property Management

In January 2023 the Trustees appointed GJS Dillon to succeed Fisher German LLP for an initial term of 3 years with the option to roll on. The contract commenced with effect from 1st April 2023. The Trustees received regular reports from GJS Dillon and their representatives attend meetings of the Trustees Board to present their report and answer questions. The reports include information on leases, maintenance, service charges and general management issues. The Trustees have agreed that the commercial units should be able to open on Sundays.

A comprehensive condition survey of the Hopmarket building was completed by GDS Dillon and presented to the Trustees Board in March 2024.

Platform Housing Group

Following receipt of the detailed Building Report from GJS Dillon, a number of online meetings were held between Trustees, Officers and senior staff from Platform Housing Group during the year to discuss various matters. In March 2024 a report was presented to the Trustees Board by the Chair, together with one by Platform Housing Group. This set out the position regarding the condition of the Hopmarket building. This together with potential cost of repairs and additional work was evaluated. In short, it is a huge project, which will require significant investment. This matter will be a key priority for both the City Council and the Trustees over the next 12 months.

Legal Issues

The Trustees receive advice from City Council Officers on a range of governance and legal issues.

The Trustees were asked to consider the issue of bad debts and the extent to which these are pursued. One commercial unit was vacated during the year with significant rent arrears. The Trustees were advised that there was no reasonable prospect of recovery and regrettably concluded that these arrears should not be pursued.

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2024

ACHIEVEMENT AND PERFORMANCE (continued)

Hopmarket Promotion and Income Generation

The Trustees receive regular reports on various matters included visual appearance, empty units, marketing and promotion and activities.

The Trustees were advised in November 2023 that, following a staff departure, it will not be feasible for the Council's Economic Development team to continue supporting the Hopmarket Charity. The Trustees considered a proposal to hand the majority of this work to Kabbie Langford, to manage PR /publicity through social media and the press. The Trustees agreed the proposed tasks to be transferred to Kabbie Langford. There is an additional cost to the Charity. A formal agreement with Kabbie Langford has been signed but is an additional cost to the Charity

Applications for Grant Aid

The financial forecast showed an improved position compared to previous years. The trading surplus (excluding the loss on revaluation of investment property) showed a significant improvement from 2022/23. However the Charity is faced with large property repair bills in the next five years, the Treasurer recommended that no grants are paid out in 2024/25 and the surplus is instead retained to cover the repair costs. Consideration will be given to resuming grant payments once the full cost of the repairs is known. The Trustees agreed that no grants should be made for 2024/25 for the reasons outlined above.

FINANCIAL REVIEW

Financial position

The Financial review was carried out in February 2024 for 2023/24 and was based on the current year-to-date actuals and the forecasts of future costs and income. The level of income was forecast to be slightly more than budgeted due to more occupied units. The management and administration costs were forecast to be less than budgeted, mainly due less management fees. The forecast did include a contingency of £5k. The premises expenditure was forecast to be more than budgeted due to higher than budgeted premises void costs and additional major repairs costs.

The overall surplus at 31 March 2024 was £8.9k (excluding revaluation losses). The Financial forecast showed an improved position compared to previous years however the Charity is faced with a large property repair bill. It was recommended that no grants are paid out in 2024/25 and the surplus is instead retained to cover repair costs.

The Repairs Fund at 31 March 2024 was forecast to be lower than budgeted due to additional major repairs costs to be covered by the Charity during 2023/24.

There was a balance of £13.2K on the Development Fund reserve brought forward from 2022/23. A budget of £9k was required for 2024/25.

Reserves policy

The Charity holds general unrestricted funds (which excludes amounts held in designated funds) of £60,926 (2023 - £49,436) to fund ongoing expenditure if there is a future drop in rental income received by the Charity.

Details regarding designated funds held by the Charity can be found in note 13 of the notes to the financial statements.

Going concern

See note 1 regarding an existing uncertainty surrounding the going concern of the charity.

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2024

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Hopmarket is a Charity established under Act of Parliament. Its current Governing Act is the Worcester City Council Act 1985.

Recruitment and appointment of new trustees

The Charity is governed by a Board of Trustees. The Board has at least 6, but not more than 7 Worcester City Councillors and at least 2, but no more than 3 Independent Trustees. The City Councillor Trustees are appointed annually in May. The Independent Trustees are appointed for a period of up to four years.

The following Worcester City Councillors were Trustees appointed by the Council for the period covered by this report:

- Councillor Jenny Barnes (was an independent trustee between 23 May 2023 and 21 May 2024)
- Councillor Katie Collier (appointed 6 February 2024 & resigned 21 May 2024)
- Councillor Lynn Denham (appointed 23 May 2023)
- Councillor Allah Ditta (resigned 23 May 2023)
- Councillor Nida Hassan (resigned 23 May 2023)
- Councillor Stephen Hodgson (became an independent trustee on 21 May 2024)
- Councillor Karen Lewing (resigned 21 May 2024)
- Councillor Chris Mitchell (resigned 23 May 2023)
- Councillor Elena Round (appointed 23 May 2023 & resigned 21 May 2024)
- Councillor James Stanley (appointed 23 May 2023 & resigned 21 May 2024)

The following Independent Trustees were Trustees appointed by the Council for the period covered by this report:

- Jenny Barnes (was a Councillor trustee before 23 May 2023 and after 21 May 2024)
- Jo Hodges
- Stephen Hodgson (was a Councillor trustee before 21 May 2024)
- Bill Simpson

The Chair of the Trustees for the period was Mr Bill Simpson with Jenny Barnes as Vice-Chair.

The Trustees Board met three times during the period covered by this report, in September and November 2023 and March 2024.

Organisational structure

The Charity is administered by Worcester City Council from the Guildhall, High Street, Worcester. The Council's Head of Finance acts as the Treasurer of the Charity and legal support is provided by the Council's Legal Services team.

Trustee remuneration

The Trustees received no remuneration during 2023/24 and there were no related party transactions.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

244569

Principal address

Guildhall
Worcester
Worcestershire
WR1 2EY

Trustees

Current City Councillor Trustees

Councillor Jenny Barnes	Vice-Chairman	Independent trustee between 23 May 2023 and 21 May 2024
Councillor Lynn Denham		Appointed 23 May 2023
Councillor Karen Holmes		Appointed 21 May 2024
Councillor Jessie Jagger		Appointed 21 May 2024
Councillor Adam Scott		Appointed 21 May 2024
Councillor Louis Stephen		Appointed 30 July 2024

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2024

REFERENCE AND ADMINISTRATIVE DETAILS (continued)

Former City Councillor Trustees

Councillor Katie Collier	Resigned 21 May 2024
Councillor Allah Ditta	Resigned 23 May 2023
Councillor Nida Hassan	Resigned 23 May 2023
Councillor Stephen Hodgson	Independent trustee after 21 May 2024
Councillor Karen Lewing	Resigned 21 May 2024
Councillor Chris Mitchell	Resigned 23 May 2023
Councillor Elena Round	Appointed 23 May 2023 and resigned 21 May 2024
Councillor James Stanley	Appointed 23 May 2023 and resigned 21 May 2024

Current Independent Trustees

Josephine Hodges	
Stephen Hodgson	Councillor trustee until 21 May 2024
Bill Simpson	Chairman

Former Independent Trustees

Jenny Barnes	Vice-Chairman	Councillor trustee before 23 May 2023 and after 21 May 2024
--------------	---------------	---

Independent Examiner

The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

Treasurer

Cathy Davies
Interim Head of Finance
Worcester City Council
The Guildhall
High Street
Worcester
Worcestershire
WR1 2EY

Administrators

Worcester City Council
The Guildhall
High Street
Worcester
Worcestershire
WR1 2EY

Investment property managers

GJS Dillon Limited
7 Roman Way Business Centre
Droitwich
Worcestershire
WR9 9AJ

Approved by order of the board of trustees on *31st January 25* and signed on its behalf by:


.....
WJ Simpson - Trustee

**Independent Examiner's Report to the Trustees of
The Hopmarket Charity**

Independent examiner's report to the trustees of The Hopmarket Charity

I report to the charity trustees on my examination of the accounts of The Hopmarket Charity (the Trust) for the year ended 31st March 2024.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Melissa Jean Godwin ACA ACCA

The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

Date:31-01-25.....

The Hopmarket Charity

Statement of Financial Activities
for the Year Ended 31st March 2024

				2024	2023
	Notes	Unrestricted funds £	Development designated fund £	Repairs designated fund £	Total funds £
INCOME AND ENDOWMENTS FROM					
Investment income	3	<u>196,186</u>	-	-	<u>196,186</u>
EXPENDITURE ON					
Raising funds	4	125,593	-	-	125,593
Charitable activities					
Grants issued		42,279	-	-	42,279
Support costs		<u>19,395</u>	-	-	<u>19,395</u>
Total		<u>187,267</u>	-	-	<u>187,267</u>
Net losses on investments		<u>(870,000)</u>	-	-	<u>(870,000)</u>
NET INCOME/(EXPENDITURE)		(861,081)	-	-	(861,081)
Transfers between funds	13	<u>2,571</u>	<u>(4,239)</u>	<u>1,668</u>	-
Net movement in funds		(858,510)	(4,239)	1,668	(861,081)
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>1,219,436</u>	<u>13,239</u>	<u>92,567</u>	<u>1,325,242</u>
TOTAL FUNDS CARRIED FORWARD		<u>360,926</u>	<u>9,000</u>	<u>94,235</u>	<u>464,161</u>
					<u>1,325,242</u>

The notes form part of these financial statements

The Hopmarket Charity

Balance Sheet
31st March 2024

	Notes	Unrestricted funds £	Development designated fund £	Repairs designated fund £	2024 Total funds £	2023 Total funds £
FIXED ASSETS						
Investment property	9	300,000	-	-	300,000	1,170,000
CURRENT ASSETS						
Debtors	10	33,606	-	-	33,606	103,964
Cash at bank		144,115	9,000	94,235	247,350	156,238
		177,721	9,000	94,235	280,956	260,202
CREDITORS						
Amounts falling due within one year	11	(116,795)	-	-	(116,795)	(103,911)
NET CURRENT ASSETS		60,926	9,000	94,235	164,161	156,291
TOTAL ASSETS LESS CURRENT LIABILITIES		360,926	9,000	94,235	464,161	1,326,291
CREDITORS						
Amounts falling due after more than one year	12	-	-	-	-	(1,049)
NET ASSETS		360,926	9,000	94,235	464,161	1,325,242
FUNDS	13					
Unrestricted funds:						
General unrestricted funds					60,926	49,436
Capital reserve fund					300,000	1,170,000
Development fund			9,000		9,000	13,239
Repairs fund				94,235	94,235	92,567
					464,161	1,325,242
TOTAL FUNDS					464,161	1,325,242

The financial statements were approved by the Board of Trustees and authorised for issue on 31st January 25 and were signed on its behalf by:


.....
WJ Simpson - Trustee

The notes form part of these financial statements

The Hopmarket Charity

Notes to the Financial Statements for the Year Ended 31st March 2024

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

The financial statements are prepared in sterling, which is the functional currency of the charity.

Monetary amounts in these financial statements are rounded to the nearest £1.

GOING CONCERN

During the year the trustees have become aware of substantial renovation work needed to be done to the property, for which the charity may not be able to finance out of the charity's current level of free reserves. Whilst the trustees are still considering their options, there is a risk that the trustees may decide to sell the some or all of the property if they are unable to find an alternative method of financing the necessary renovation work, and the impact to the reserves of the charity as a result is currently unknown. The current aim of the trustees is to retain a healthy reserve as a result of any decisions regarding the property, and if the property is sold there may be sufficient cash generated from the sale to acquire alternative investments, the income from which will then fund future grant payments. However until a decision regarding the future of the property is reached and the impact on the reserves is known, there is some uncertainty as to the charity's ability to continue as a going concern.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Rental income is received on a straight line basis over the period to which it relates.

Grant income is recognised when there is evidence of entitlement to the grant, receipt is probable and its amount can be measured reliably. Entitlement usually arises immediately on its receipt, unless there are terms or conditions which must be met before the charity is entitled to the income.

Interest income is recognised for all interest-bearing instruments using the effective interest rate method.

EXPENDITURE

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants payable are charged to expenditure when the offer is conveyed to the recipient, unless the offer is conditional in which case such grants are charged to expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

INVESTMENT PROPERTY

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

TAXATION

The charity is exempt from tax on its charitable activities.

FUND ACCOUNTING

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

The Hopmarket Charity

Notes to the Financial Statements - continued for the Year Ended 31st March 2024

1. ACCOUNTING POLICIES - continued

FINANCIAL INSTRUMENTS

The charity has elected to apply the provisions of Section 11' Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the charity becomes party to contractual provisions of the instrument.

Financial assets are offset, with the net amounts presented in the accounts where there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

Basic Financial Assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Basic Financial Liabilities

Basic financial liabilities, including trade and other payables, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of future receipts, discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of the operations from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction cost.

SERVICE CHARGE MONIES

Service charge monies collected and managed by the investment property manager of the charity are managed on trust on behalf of the tenants of the investment property. Service charge monies are not considered to belong to the charity and the financial activities (including income, expenditure, assets and liabilities) relating to service charge monies have been excluded from these financial statements.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Accounting estimates and judgement are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Significant sources of estimation uncertainty

The investment property is revalued to market value based on a valuation performed by an independent professional qualified valuer at a date some months after the financial year end. The trustees are of the opinion that the valuation of the investment properties have not significantly changed between the financial year end and the date of the valuation. The value of investment property is included in note 9 of the financial statements.

3. INVESTMENT INCOME

	2024	2023
	£	£
Rents received	<u>196,186</u>	<u>148,603</u>

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2024

4. RAISING FUNDS

INVESTMENT MANAGEMENT COSTS

	2024	2023
	£	£
Investment property manager fees	29,114	14,990
Property insurance	58,128	50,627
Advertising and marketing	13,618	5,568
Electricity, water and business rates	5,525	1,646
Bad debt provision	283	7,808
Property repairs and maintenance	18,925	11,218
	<u>125,593</u>	<u>91,857</u>

5. GRANTS PAYABLE

	2024	2023
	£	£
Grants issued	<u>42,279</u>	<u>59,605</u>

The total grants paid to institutions during the year was as follows:

	2024	2023
	£	£
All Sorts of Performing	2,000	-
Armchair	3,500	3,000
Blind Veterans UK	-	1,000
Disabled Sailors Association	-	3,500
Footsteps	-	5,000
Happy Days	1,079	1,020
Headway Worcester Trust	-	6,300
Maggs Day Centre	7,000	8,000
Mentor Link	3,700	7,300
Oasis Warndon	3,000	-
React	-	4,685
Relate Worcestershire	3,000	1,500
St. Stephen's Church	-	2,300
The Myriad Centre	5,000	-
Worcester Citizens Advice Bureau & WHABAC	7,000	6,000
Worcester Community Trust	7,000	10,000
	<u>42,279</u>	<u>59,605</u>

6. SUPPORT COSTS

	2024	2023
	£	£
Administration charges	16,300	16,300
Independent examination fee	1,800	2,190
Trustee indemnity insurance	700	682
Legal fees	380	9,294
Sundries	215	240
	<u>19,395</u>	<u>28,706</u>

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2024

7. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2024 nor for the year ended 31st March 2023.

TRUSTEES' EXPENSES

There were no trustees' expenses paid for the year ended 31st March 2024 nor for the year ended 31st March 2023.

8. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Development designated fund £	Repairs designated fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Investment income	<u>148,603</u>	-	-	<u>148,603</u>
EXPENDITURE ON				
Raising funds	91,857	-	-	91,857
Charitable activities				
Grants issued	59,605	-	-	59,605
Support costs	<u>28,706</u>	-	-	<u>28,706</u>
Total	<u>180,168</u>	-	-	<u>180,168</u>
NET INCOME/(EXPENDITURE)	(31,565)	-	-	(31,565)
Transfers between funds	<u>(10,932)</u>	<u>932</u>	<u>10,000</u>	-
Net movement in funds	(42,497)	932	10,000	(31,565)
RECONCILIATION OF FUNDS				
Total funds brought forward	<u>1,261,933</u>	<u>12,307</u>	<u>82,567</u>	<u>1,356,807</u>
TOTAL FUNDS CARRIED FORWARD	<u>1,219,436</u>	<u>13,239</u>	<u>92,567</u>	<u>1,325,242</u>

9. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1st April 2023	1,170,000
Revaluation	<u>(870,000)</u>
At 31st March 2024	<u>300,000</u>
NET BOOK VALUE	
At 31st March 2024	<u>300,000</u>
At 31st March 2023	<u>1,170,000</u>

The investment property was revalued by an independent professional qualified valuer on 22 January 2025. This was undertaken by Aneka Wilks BSc (Hons) MRICS on behalf of GJS Dillon Limited,

The trustees are of the opinion that the valuation of the investment properties have not significantly changed between 31 March 2024 and 22 January 2025.

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2024

10. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2024	2023
	£	£
Trade debtors	4,049	1,688
GJS Dillon / Fisher German LLP	26,251	43,696
Prepayments and accrued income	<u>3,306</u>	<u>58,580</u>
	<u>33,606</u>	<u>103,964</u>

11. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2024	2023
	£	£
Tenant deposits	-	2,204
Worcester City Council	103,368	96,198
Accrued expenses	10,003	4,461
Deferred income (see note 14)	<u>3,424</u>	<u>1,048</u>
	<u>116,795</u>	<u>103,911</u>

12. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	2024	2023
	£	£
Deferred income (see note 14)	<u>-</u>	<u>1,049</u>

13. MOVEMENT IN FUNDS				
	At 1.4.23	Net movement	Transfers	At
	£	in funds	between	31.3.24
		£	funds	£
Unrestricted funds				
General unrestricted funds	49,436	8,919	2,571	60,926
Capital reserve fund	1,170,000	(870,000)	-	300,000
Development fund	13,239	-	(4,239)	9,000
Repairs fund	<u>92,567</u>	<u>-</u>	<u>1,668</u>	<u>94,235</u>
	<u>1,325,242</u>	<u>(861,081)</u>	<u>-</u>	<u>464,161</u>
TOTAL FUNDS	<u>1,325,242</u>	<u>(861,081)</u>	<u>-</u>	<u>464,161</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Gains and losses	Movement in funds
	£	£	£	£
Unrestricted funds				
General unrestricted funds	196,186	(187,267)	-	8,919
Capital reserve fund	<u>-</u>	<u>-</u>	<u>(870,000)</u>	<u>(870,000)</u>
	<u>196,186</u>	<u>(187,267)</u>	<u>(870,000)</u>	<u>(861,081)</u>
TOTAL FUNDS	<u>196,186</u>	<u>(187,267)</u>	<u>(870,000)</u>	<u>(861,081)</u>

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2024

13. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.22 £	Net movement in funds £	Transfers between funds £	At 31.3.23 £
Unrestricted funds				
General unrestricted funds	91,933	(31,565)	(10,932)	49,436
Capital reserve fund	1,170,000	-	-	1,170,000
Development fund	12,307	-	932	13,239
Repairs fund	<u>82,567</u>	-	<u>10,000</u>	<u>92,567</u>
	<u>1,356,807</u>	<u>(31,565)</u>	-	<u>1,325,242</u>
TOTAL FUNDS	<u>1,356,807</u>	<u>(31,565)</u>	-	<u>1,325,242</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General unrestricted funds	148,603	(180,168)	(31,565)
	<u>148,603</u>	<u>(180,168)</u>	<u>(31,565)</u>
TOTAL FUNDS	<u>148,603</u>	<u>(180,168)</u>	<u>(31,565)</u>

Repairs Fund

The Repairs Fund is held to provide funding for major repairs and as a contingency for unforeseen repairs. This is particularly important for a building of this age, type and construction. The Charity's property agent is consulted to ensure the adequacy of the reserve.

Development Fund

The Development Fund is held for future investment in marketing activity to promote and develop the Hopmarket and thereby attract more lettings.

Capital Reserves Fund

The Capital Reserves Fund represents the Charity's holding in the investment property.

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2024

14. DEFERRED INCOME

Deferred income relates to £1,048 (2023 - £2,097) 10 year lease payment received in advance and other rental income received in advance totalling £2,375 (2023 - £nil).

15. RELATED PARTY DISCLOSURES

Worcester City Council provides key management personnel services to the charity. Worcester City Council received key management personnel remuneration for these services of £16,300 (2023 - £16,300). During the year Worcester City Council made payments to third parties as agent of the charity totalling £87,067 (2023 - £79,898). At the year end the charity owed Worcester City Council £103,367 (2023 - £96,197).

There were no other related party transactions in the year.

16. OPERATING LEASE INCOME COMMITMENTS

Minimum lease income due to the charity under non-cancellable operating leases fall due as follows:

	2024	2023
	£	£
Within one year	94,467	84,469
Between one and five years	277,609	214,797
After five years	<u>133,473</u>	<u>128,339</u>
	<u>505,549</u>	<u>427,605</u>

The Hopmarket Charity
Detailed Statement of Financial Activities
for the Year Ended 31st March 2024

	2024 £	2023 £
INCOME AND ENDOWMENTS		
Investment income		
Rents received	<u>196,186</u>	<u>148,603</u>
Total incoming resources	196,186	148,603
EXPENDITURE		
Investment management costs		
Investment property manager fees	29,114	14,990
Property insurance	58,128	50,627
Advertising and marketing	13,618	5,568
Electricity, water and business rates	5,525	1,646
Bad debt provision	283	7,808
Property repairs and maintenance	<u>18,925</u>	<u>11,218</u>
	125,593	91,857
Charitable activities		
Grants to institutions	42,279	59,605
Support costs		
Administration charges	16,300	16,300
Independent examination fee	1,800	2,190
Trustee indemnity insurance	700	682
Legal fees	380	9,294
Sundries	<u>215</u>	<u>240</u>
	<u>19,395</u>	<u>28,706</u>
Total resources expended	<u>187,267</u>	<u>180,168</u>
Net income/(expenditure)	<u>8,919</u>	<u>(31,565)</u>

This page does not form part of the statutory financial statements

THE HOPMARKET CHARITY

England & Wales - Charity number 244569

Accounts

**Report of the Trustees and
Financial Statements for the Year Ended 31st March 2023
for
The Hopmarket Charity**

The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

The Hopmarket Charity

Contents of the Financial Statements for the Year Ended 31st March 2023

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Balance Sheet	7
Notes to the Financial Statements	8 to 14
Detailed Statement of Financial Activities	15

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2023

The trustees present their report with the financial statements of the charity for the year ended 31st March 2023. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity has been set up to benefit "needy persons" in the city of Worcester. "Needy persons" means persons who by reason of poverty, sickness or infirmity whether young or old are in need of financial assistance, care or attention. "Needy persons in the city of Worcester" are persons whose need arises in the city, whether or not they permanently reside there.

In accordance with Charity Commission guidance, the trustees regard people suffering from poverty as including persons who do not have the resources to provide for themselves, either on a short or a long-term basis, with the normal things of life which most people take for granted. The trustees aim to address both the causes and the consequences of poverty by allocating grants to assist with both the prevention and relief of poverty. In view of the limited resources of the charity, the trustees take the view that the objects of the charity can best be fulfilled by supporting other organisations which have been established for purposes within the charity's objects, rather than devoting the resources of the charity to the support of a limited number of individuals.

Significant activities

The Charity owns a building known as the Hopmarket complex (formerly The Hop Market Hotel) in Foregate Street, Worcester, together with annexed premises at 13, 14, 15 and 16 The Foregate, Worcester. The complex comprises a number of retail units with residential accommodation above.

The income from leasing the premises of the Charity is held on trust to apply the same for the benefit of needy persons in the city. Needy persons are defined in the Act as persons who by reason of poverty, sickness or infirmity whether young or old are in need of financial assistance, care and attention.

The flats above the retail units are leased to Platform Housing Group. Although no rent is payable, Platform Housing Group bears 75% of the cost of the repairs and maintenance to the building.

Public benefit

The trustees confirm that they have complied with the duty in section 17(5) of the 2011 Charities Act to have due regard to guidance issued by the Charity Commission on public benefit when deciding on the charity's activities.

ACHIEVEMENT AND PERFORMANCE

Property Management

Fisher German LLP advised the Charity during the year that they did not wish to continue beyond May 2023. The Trustees authorised Council officers to work with the Chair and Vice-Chair to source a new management agency proposal.

The advice from City Council Property Services was that a "full service" single contract, providing both the managing agent services as well as lettings, would be the most suitable way to proceed. GJS Dillon indicated they would be potentially interested in the opportunity. Therefore, bearing in mind that the Charity does not have to undertake a formal procurement process but needs to be satisfied it has met its fiduciary duties appropriately, the Council's Corporate Director - Planning and Governance proposed to the Chair and Vice-Chair a sequential negotiation process.

Upon completion of this process, a final Proposal from GJS Dillon was put before the Board of Trustees. The Proposal is more expensive than the previous charge. However, Fisher German LLP considered they under-priced the Hopmarket contract and would not be able to honour a price of this order, even if they were willing to continue. Officers were satisfied that the Proposal as presented will not create a financial pressure for the Charity.

The Trustees agreed with the recommendation to accept the Proposal. Trustees concluded that the initial term should be for 3 years with the option to roll on. The contract with Fisher German LLP terminated on 31st March 2023 and GJS Dillon commenced with effect from 1st April 2023.

Platform Housing Group

A number of online meetings were held between Trustees, Officers and senior staff from Platform Housing Group during the year to discuss various matters of mutual interest, including roof repairs, window replacement and the fire alarm system.

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2023

ACHIEVEMENT AND PERFORMANCE (continued)

Hopmarket Promotion and Income Generation

Janet Yates, the City Council's Economic Development Officer (Enterprise and Business Growth) advises the Board and traders on marketing initiatives including social media, and income generation. The Trustees receive regular briefing notes at their Board meetings.

During the year the trading position showed signs of improvement. The Charity has a promotions budget and it was agreed that the budget for 2022/23 should be the underspend from 2021/22 (£106.94), the ARG Restart grant for a new website (£6,000) along with a new allocation of £6,200 for 2022/23. With an additional contribution to signage the total amount for the year was £12,980.74.

New developments agreed by the Trustees during the year include proposals for the installation of new courtyard bins and wall mounted ashtrays and the location of 2 new cycle stands.

Legal Issues

The Board received advice and guidance throughout the year from Sian Stroud, the City Council's Corporate Director - Planning and Governance, with additional advice from Georgina Coley, Legal Services Manager. Two issues which arose during the year required specialist legal advice:

14 The Foregate (Black & Whit3) - Following a criminal conviction of the tenant for assault on the occupier of no. 15 The Foregate (Hopmarket Flowers), external legal advice was sought on behalf of the Trustees. The response was that an assault by an individual tenant on another tenant is not a matter which is relevant to the terms of the tenancy. The Trustees acknowledged that the advice from the external lawyers must be accepted and no action can be taken by the Charity as landlord to remove the tenant. The Trustees concluded that all tenants should agree to a set of good neighbour regulations.

13 The Foregate (The Emporium) - It was evident that the tenant was sub-letting part of the premises with no agreement and no income to the Charity. Specialist legal advice was sought to protect the legal interests of the Charity and a notice was served under the Law of Property Act 1925 requiring the change of use to cease. However, the tenant subsequently vacated the property in November 2022 with outstanding rent arrears of around £16,000. The Trustees agreed to instruct Officers pursue repayment of this debt. Steps have been taken to bring 13 The Foregate back to market as a lettable unit.

Applications for Grant Aid

The Trustees agreed a sum of £42k for grants to be awarded by the Hopmarket Charity for 2023/24. A total of 17 grant applications were received during 2022/23 with bids totalling just over £124k.

In line with the grant awards process agreed at the Trustees in 2016, a summary assessment of the applications against the agreed criteria was completed by members of the Council's Finance Service. This was independently reviewed by the Council's Head of Finance, who is the Charity's Treasurer.

Following this process, three Trustees, together with the Treasurer and an officer from the City Council Finance Team, met to review the assessment findings, in line with the agreed procedure. The summary assessment of applications was then reported to the Trustees at their Board meeting on 27th March 2023. The Trustees agreed that in the next financial year the Charity will make grants to 10 organisations totalling £42,279. Notification of these grant awards was given to the organisations shortly after the financial year end.

FINANCIAL REVIEW

Financial position

The Financial review was carried out in Feb 23 for 2022/23 and was based on the current year-to-date actuals and the forecasts of future costs and income. The level of income was forecast to be less than budgeted. This was due mainly to vacant units and outstanding debt. The management and administration costs were forecast to be more than budgeted, mainly due to legal fees and an increased contingency to cover any further costs. The premises expenditure was forecast to be lower due to less repair and maintenance work being carried out.

The forecast overall surplus at 31 March 2023 was c£42k. Therefore, this amount was made available for funding grant distribution in 2023/24. The surplus was forecast to be c.£21k less than budgeted and included a contribution of £6.5k to replenish the Development Fund.

The forecast surplus for 31st Mar 2024 was £45.9k.

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2023

FINANCIAL REVIEW (continued)

The Repairs Fund at 31 March 2023 was forecast to be higher than budgeted due to no major repairs having been carried out in 2022/23.

There was a balance of £12.3K on the Development Fund reserve brought forward from 2021/22. The forecast spend for 22/23 was £6.2k leaving a balance of £6.1k to be carried forward to 23/24 which has been ringfenced for the new website.

Reserves policy

The Charity holds general unrestricted funds (which excludes amounts held in designated funds) of £47,588 (2122 - £91,933) to fund ongoing expenditure if there is a future drop in rental income received by the Charity.

Details regarding designated funds held by the Charity can be found in note 14 of the notes to the financial statements.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Hopmarket is a Charity established under Act of Parliament. Its current Governing Act is the Worcester City Council Act 1985.

Recruitment and appointment of new trustees

The Charity is governed by a Board of Trustees. The Board has at least 6, but not more than 7 Worcester City Councillors and at least 2, but no more than 3 Independent Trustees. The City Councillor Trustees are appointed annually in May. The Independent Trustees are appointed for a period of up to four years.

The following Worcester City Councillors were Trustees appointed by the Council for the period covered by this report:

- Councillor Jenny Barnes
- Councillor Allah Ditta (resigned 23 May 2023)
- Councillor Nida Hassan (resigned 23 May 2023)
- Councillor Jo Hodges (resigned 9 May 2022)
- Councillor Stephen Hodgson
- Councillor Mike Johnson (resigned 9 May 2022)
- Councillor Karen Lewing
- Councillor Chris Mitchell (appointed 5 November 2022 and resigned 23 May 2023)

The following Independent Trustees were Trustees appointed by the Council for the period covered by this report:

- Jo Hodges (appointed 24 May 2022)
- Bill Simpson

The Chair of the Trustees for the period was Mr Bill Simpson. Councillor Mike Johnson was Vice-Chair to May 2022. He was succeeded by Councillor Jenny Barnes

The Trustees Board met four times during the period covered by this report, in August and November 2022 and January and March 2023.

Organisational structure

The Charity is administered by Worcester City Council from the Guildhall, High Street, Worcester. The Council's Head of Finance acts as the Treasurer of the Charity and legal support is provided by the Council's Legal Services team.

Trustee remuneration

The Trustees received no remuneration during 2022/23 and there were no related party transactions.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

244569

Principal address

Guildhall
Worcester
Worcestershire
WR1 2EY

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2023

Trustees

City Councillor Trustees

Councillor Jenny Barnes	Vice-Chairman	Resigned 23 May 2023 (reappointed as an Independent Trustee)
Councillor Lynn Denham		Appointed 23 May 2023
Councillor Allah Ditta		Resigned 23 May 2023
Councillor Nida Hassan		Resigned 23 May 2023
Councillor Josephine Hodges		Resigned 24 May 2022 (reappointed as an Independent Trustee)
Councillor Stephen Hodgson		
Councillor Mike Johnson	Vice-Chairman	Resigned 9 May 2022
Councillor Karen Lewing		
Councillor Chris Mitchell		Appointed 5 November 2022 and resigned 23 May 2023
Councillor Elena Round		Appointed 23 May 2023
Councillor James Stanley		Appointed 23 May 2023

Independent Trustees

Jenny Barnes	Vice-Chairman	Reappointed 23 May 2023 (former City Councillor Trustee)
Josephine Hodges		Reappointed 24 May 2022 (former City Councillor Trustee)
Bill Simpson	Chairman	

Independent Examiner

The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

Treasurer

Mark Baldwin
Head of Finance
Worcester City Council
The Guildhall
High Street
Worcester
Worcestershire
WR1 2EY

Administrators

Worcester City Council
The Guildhall
High Street
Worcester
Worcestershire
WR1 2EY

Investment property managers

GJS Dillon Limited
7 Roman Way Business Centre
Droitwich
Worcestershire
WR9 9AJ

Fisher German LLP

Global House
Hindlip Lane
Worcester
WR3 8SB

Approved by order of the board of trustees on 20th November 2023 and signed on its behalf by:



B Simpson - Trustee

**Independent Examiner's Report to the Trustees of
The Hopmarket Charity**

Independent examiner's report to the trustees of The Hopmarket Charity

I report to the charity trustees on my examination of the accounts of The Hopmarket Charity (the Trust) for the year ended 31st March 2023.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under Section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under Section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by Section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Melissa Jean Godwin ACCA

The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

20th November 2023

The Hopmarket Charity

Statement of Financial Activities
for the Year Ended 31st March 2023

					2023	2022
	Notes	Unrestricted funds £	Development designated fund £	Repairs designated fund £	Total funds £	Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies	3	-	-	-	-	8,875
Investment income	4	<u>148,603</u>	-	-	<u>148,603</u>	145,218
Total		<u>148,603</u>	-	-	<u>148,603</u>	154,093
EXPENDITURE ON						
Raising funds	5	91,857	-	-	91,857	79,274
Charitable activities						
Grants issued		<u>88,311</u>	-	-	<u>88,311</u>	24,028
Total		<u>180,168</u>	-	-	<u>180,168</u>	103,302
NET INCOME/(EXPENDITURE)						
Transfers between funds	14	(31,565) <u>(10,932)</u>	- <u>932</u>	- <u>10,000</u>	(31,565) <u>-</u>	50,791 <u>-</u>
Net movement in funds		(42,497)	932	10,000	(31,565)	50,791
RECONCILIATION OF FUNDS						
Total funds brought forward		<u>1,261,933</u>	<u>12,307</u>	<u>82,567</u>	<u>1,356,807</u>	1,306,016
TOTAL FUNDS CARRIED FORWARD		<u><u>1,219,436</u></u>	<u><u>13,239</u></u>	<u><u>92,567</u></u>	<u><u>1,325,242</u></u>	<u><u>1,356,807</u></u>

The notes form part of these financial statements

The Hopmarket Charity

Balance Sheet
31st March 2023

	Notes	Unrestricted funds £	Development designated fund £	Repairs designated fund £	2023 Total funds £	2022 Total funds £
FIXED ASSETS						
Investment property	10	1,170,000	-	-	1,170,000	1,170,000
CURRENT ASSETS						
Debtors	11	103,964	-	-	103,964	127,273
Cash at bank		<u>50,232</u>	<u>13,439</u>	<u>92,567</u>	<u>156,238</u>	<u>116,722</u>
		154,196	13,439	92,567	260,202	243,995
CREDITORS						
Amounts falling due within one year	12	<u>(103,711)</u>	<u>(200)</u>	-	<u>(103,911)</u>	<u>(55,091)</u>
NET CURRENT ASSETS		<u>50,485</u>	<u>13,239</u>	<u>92,567</u>	<u>156,291</u>	<u>188,904</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,220,485	13,239	92,567	1,326,291	1,358,904
CREDITORS						
Amounts falling due after more than one year	13	<u>(1,049)</u>	-	-	<u>(1,049)</u>	<u>(2,097)</u>
NET ASSETS		<u>1,219,436</u>	<u>13,239</u>	<u>92,567</u>	<u>1,325,242</u>	<u>1,356,807</u>
FUNDS						
Unrestricted funds:	14					
General unrestricted funds					49,436	91,933
Capital reserve fund					1,170,000	1,170,000
Development fund					13,239	12,307
Repairs fund					<u>92,567</u>	<u>82,567</u>
					<u>1,325,242</u>	<u>1,356,807</u>
TOTAL FUNDS					<u>1,325,242</u>	<u>1,356,807</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 20th November 2023 and were signed on its behalf by:


B Simpson - Trustee

The Hopmarket Charity

Notes to the Financial Statements for the Year Ended 31st March 2023

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

The financial statements are prepared in sterling, which is the functional currency of the charity.

Monetary amounts in these financial statements are rounded to the nearest £1.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Rental income is received on a straight line basis over the period to which it relates.

Grant income is recognised when there is evidence of entitlement to the grant, receipt is probable and its amount can be measured reliably. Entitlement usually arises immediately on its receipt, unless there are terms or conditions which must be met before the charity is entitled to the income.

Interest income is recognised for all interest-bearing instruments on an accruals basis.

EXPENDITURE

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants payable are charged to expenditure when the offer is conveyed to the recipient, unless the offer is conditional in which case such grants are charged to expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

INVESTMENT PROPERTY

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

TAXATION

The charity is exempt from tax on its charitable activities.

FUND ACCOUNTING

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

FINANCIAL INSTRUMENTS

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the charity becomes party to contractual provisions of the instrument.

Financial assets are offset, with the net amounts presented in the accounts where there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

The Hopmarket Charity

Notes to the Financial Statements - continued for the Year Ended 31st March 2023

1. ACCOUNTING POLICIES - continued

FINANCIAL INSTRUMENTS

Basic Financial Assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Basic Financial Liabilities

Basic financial liabilities, including trade and other payables, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of future receipts, discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of the operations from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction cost.

SERVICE CHARGE MONIES

Service charge monies collected and managed by the investment property manager of the charity are managed on trust on behalf of the tenants of the investment property. Service charge monies are not considered to belong to the charity and the financial activities (including income, expenditure, assets and liabilities) relating to service charge monies have been excluded from these financial statements.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Accounting estimates and judgement are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Significant sources of estimation uncertainty

The investment property is revalued to market value based on a year end valuation performed by the trustees (based on a prior year valuation performed by a qualified independent valuer). However, some judgement is applied in comparing the investment property to recent sales of similar properties in the area and the market value of the investment property cannot be directly measured until such time that it is sold. The value of investment property is included in note 10 of the financial statements.

3. DONATIONS AND LEGACIES

	2023	2022
	£	£
Grants	<u>-</u>	<u>8,875</u>

Grants received, included in the above, are as follows:

	2023	2022
	£	£
Worcester City Council - Covid-19 relief	<u>-</u>	<u>8,875</u>

4. INVESTMENT INCOME

	2023	2022
	£	£
Rents received	<u>148,603</u>	<u>145,218</u>

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2023

5. RAISING FUNDS

INVESTMENT MANAGEMENT COSTS

	2023	2022
	£	£
Investment property manager fees	14,990	28,300
Property insurance	50,627	38,061
Advertising and marketing	5,568	7,633
Electricity, water and business rates	1,646	2,424
Bad debt provision	7,808	-
Property repairs and maintenance	11,218	2,856
	<u>91,857</u>	<u>79,274</u>

6. GRANTS PAYABLE

	2023	2022
	£	£
Grants paid to institutions	59,605	-

The total grants paid to institutions during the year was as follows:

	2023	2022
	£	£
Armchair	3,000	-
Blind Veterans UK	1,000	-
Disabled Sailors Association	3,500	-
Footsteps	5,000	-
Happy Days	1,020	-
Headway Worcester Trust	6,300	-
Maggs Day Centre	8,000	-
Mentor Link	7,300	-
React	4,685	-
Relate Worcestershire	1,500	-
St. Stephen's Church	2,300	-
Worcester Citizens Advice Bureau & WHABAC	6,000	-
Worcester Community Trust	10,000	-
	<u>59,605</u>	<u>-</u>

7. SUPPORT COSTS

Support costs, included in the above, are as follows:

	2023	2022
	£	£
Administration charges	16,300	16,300
Independent examination fee	2,190	2,130
Trustee indemnity insurance	682	394
Legal fees	9,294	4,946
Sundries	240	258
	<u>28,706</u>	<u>24,028</u>

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2023

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2023 nor for the year ended 31st March 2022.

TRUSTEES' EXPENSES

There were no trustees' expenses paid for the year ended 31st March 2023 nor for the year ended 31st March 2022.

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Development designated fund £	Repairs designated fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Donations and legacies	8,875	-	-	8,875
Investment income	<u>145,218</u>	<u>-</u>	<u>-</u>	<u>145,218</u>
Total	<u>154,093</u>	<u>-</u>	<u>-</u>	<u>154,093</u>
EXPENDITURE ON				
Raising funds	79,274	-	-	79,274
Charitable activities				
Grants issued	<u>24,028</u>	<u>-</u>	<u>-</u>	<u>24,028</u>
Total	<u>103,302</u>	<u>-</u>	<u>-</u>	<u>103,302</u>
NET INCOME	50,791	-	-	50,791
Transfers between funds	<u>(14,834)</u>	<u>4,834</u>	<u>10,000</u>	<u>-</u>
Net movement in funds	35,957	4,834	10,000	50,791
RECONCILIATION OF FUNDS				
Total funds brought forward	<u>1,225,976</u>	<u>7,473</u>	<u>72,567</u>	<u>1,306,016</u>
TOTAL FUNDS CARRIED FORWARD	<u><u>1,261,933</u></u>	<u><u>12,307</u></u>	<u><u>82,567</u></u>	<u><u>1,356,807</u></u>

10. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1st April 2022 and 31st March 2023	<u>1,170,000</u>
NET BOOK VALUE	
At 31st March 2023	<u>1,170,000</u>
At 31st March 2022	<u>1,170,000</u>

The year end valuation of investment property has been undertaken by the trustees, based on 2021's valuation undertaken by Jason Clines MRICS on behalf of Fisher German LLP.

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2023

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2023	2022
	£	£
Trade debtors	1,688	5,994
Fisher German LLP	43,696	70,831
Prepayments and accrued income	<u>58,580</u>	<u>50,448</u>
	<u>103,964</u>	<u>127,273</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR	2023	2022
	£	£
Tenant deposits	2,204	4,048
Worcester City Council	96,198	28,574
Accrued expenses	4,461	21,420
Deferred income (see note 15)	<u>1,048</u>	<u>1,049</u>
	<u>103,911</u>	<u>55,091</u>

13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR	2023	2022
	£	£
Deferred income (see note 15)	<u>1,049</u>	<u>2,097</u>

14. MOVEMENT IN FUNDS				
	At 1.4.22	Net movement	Transfers	At
	£	in funds	between	31.3.23
		£	funds	£
Unrestricted funds				
General unrestricted funds	91,933	(31,565)	(10,932)	49,436
Capital reserve fund	1,170,000	-	-	1,170,000
Development fund	12,307	-	932	13,239
Repairs fund	82,567	-	10,000	92,567
	<u>1,356,807</u>	<u>(31,565)</u>	<u>-</u>	<u>1,325,242</u>
TOTAL FUNDS	<u>1,356,807</u>	<u>(31,565)</u>	<u>-</u>	<u>1,325,242</u>

Net movement in funds, included in the above are as follows:

	Incoming	Resources	Movement
	resources	expended	in funds
	£	£	£
Unrestricted funds			
General unrestricted funds	148,603	(180,168)	(31,565)
	<u>148,603</u>	<u>(180,168)</u>	<u>(31,565)</u>
TOTAL FUNDS	<u>148,603</u>	<u>(180,168)</u>	<u>(31,565)</u>

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2023

14. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.21 £	Net movement in funds £	Transfers between funds £	At 31.3.22 £
Unrestricted funds				
General unrestricted funds	55,976	50,791	(14,834)	91,933
Capital reserve fund	1,170,000	-	-	1,170,000
Development fund	7,473	-	4,834	12,307
Repairs fund	72,567	-	10,000	82,567
	<u>1,306,016</u>	<u>50,791</u>	<u>-</u>	<u>1,356,807</u>
TOTAL FUNDS	<u>1,306,016</u>	<u>50,791</u>	<u>-</u>	<u>1,356,807</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General unrestricted funds	154,093	(103,302)	50,791
	<u>154,093</u>	<u>(103,302)</u>	<u>50,791</u>
TOTAL FUNDS	<u>154,093</u>	<u>(103,302)</u>	<u>50,791</u>

Repairs Fund

The Repairs Fund is held to provide funding for major repairs and as a contingency for unforeseen repairs. This is particularly important for a building of this age, type and construction. The Charity's property agent is consulted to ensure the adequacy of the reserve.

Development Fund

The Development Fund is held for future investment in marketing activity to promote and develop the Hopmarket and thereby attract more lettings.

Capital Reserves Fund

The Capital Reserves Fund represents the Charity's holding in the investment property.

15. DEFERRED INCOME

Deferred income relates to £2,097 (2022 - £3,145) 10 year lease payment received in advance.

16. RELATED PARTY DISCLOSURES

Worcester City Council provides key management personnel services to the charity. Worcester City Council received key management personnel remuneration for these services of £16,300 (2022 - £16,300). During the year Worcester City Council made payments to third parties as agent of the charity totalling £79,898 (2022 - £15,791). At the year end the charity owed Worcester City Council £96,197 (2022 - £28,574).

There were no other related party transactions in the year.

The Hopmarket Charity

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2023**

17. OPERATING LEASE INCOME COMMITMENTS

Minimum lease income due to the charity under non-cancellable operating leases fall due as follows:

	2023	2022
	£	£
Within one year	84,469	72,303
Between one and five years	214,797	117,303
After five years	<u>128,339</u>	<u>161,950</u>
	<u>472,605</u>	<u>351,556</u>

18. FUNDS HELD AS AGENT

At the year end Fisher German held on trust in regard to service charge monies relating to the tenants of the investment property cash of £15,691 (2022 - £3,135).

This excludes net amounts owed to the service charge monies account by tenants and the charity, as well as amounts owed by the service charge monies account to its creditors.

The Hopmarket Charity
Detailed Statement of Financial Activities
for the Year Ended 31st March 2023

	2023 £	2022 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Grants	-	8,875
Investment income		
Rents received	<u>148,603</u>	<u>145,218</u>
Total incoming resources	148,603	154,093
EXPENDITURE		
Investment management costs		
Investment property manager fees	14,990	28,300
Property insurance	50,627	38,061
Advertising and marketing	5,568	7,633
Electricity, water and business rates	1,646	2,424
Bad debt provision	7,808	-
Property repairs and maintenance	<u>11,218</u>	<u>2,856</u>
	91,857	79,274
Charitable activities		
Grants to institutions	59,605	-
Support costs		
Administration charges	16,300	16,300
Independent examination fee	2,190	2,130
Trustee indemnity insurance	682	394
Legal fees	9,294	4,946
Sundries	<u>240</u>	<u>258</u>
	<u>28,706</u>	<u>24,028</u>
Total resources expended	<u>180,168</u>	<u>103,302</u>
Net (expenditure)/income	<u>(31,565)</u>	<u>50,791</u>

THE HOPMARKET CHARITY

England & Wales - Charity number 244569

Accounts

**Report of the Trustees and
Financial Statements for the Year Ended 31st March 2022
for
The Hopmarket Charity**

The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

The Hopmarket Charity

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for the Year Ended 31st March 2022**

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The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2022

The trustees present their report with the financial statements of the charity for the year ended 31st March 2022. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity has been set up to benefit "needy persons" in the city of Worcester. "Needy persons" means persons who by reason of poverty, sickness or infirmity whether young or old are in need of financial assistance, care or attention. "Needy persons in the city of Worcester" are persons whose need arises in the city, whether or not they permanently reside there.

In accordance with Charity Commission guidance, the trustees regard people suffering from poverty as including persons who do not have the resources to provide for themselves, either on a short or a long-term basis, with the normal things of life which most people take for granted. The trustees aim to address both the causes and the consequences of poverty by allocating grants to assist with both the prevention and relief of poverty. In view of the limited resources of the charity, the trustees take the view that the objects of the charity can best be fulfilled by supporting other organisations which have been established for purposes within the charity's objects, rather than devoting the resources of the charity to the support of a limited number of individuals.

Significant activities

The Charity owns a building known as the Hopmarket complex (formerly The Hop Market Hotel) in Foregate Street, Worcester, together with annexed premises at 13, 14, 15 and 16 The Foregate, Worcester. The complex comprises a number of retail units with residential accommodation above.

The income from leasing the premises of the Charity is held on trust to apply the same for the benefit of needy persons in the city. Needy persons are defined in the Act as persons who by reason of poverty, sickness or infirmity whether young or old are in need of financial assistance, care and attention.

The flats above the retail units are leased to Platform Housing Group. Although no rent is payable, Platform Housing Group bears 75% of the cost of the repairs and maintenance to the building.

Public benefit

The trustees confirm that they have complied with the duty in section 17(5) of the 2011 Charities Act to have due regard to guidance issued by the Charity Commission on public benefit when deciding on the charity's activities.

ACHIEVEMENT AND PERFORMANCE

Property Management

Day-to-day management of the Hopmarket retail units, including lettings, is undertaken by Fisher German LLP. The Agreement runs to 31st March 2023.

During the year, the Hopmarket building was re-evaluated for accounting purposes. Fisher German agreed to undertake this valuation, based on market value if the property was sold. Their report concluded that the freehold valuation of the property was £1.17m. This will be reflected in the Annual Accounts.

A series of quarterly online meetings were held between Trustees, Officers and representatives of Platform Housing Group during the year to discuss various matters of mutual interest.

The Trustees considered a proposal from Worcester Municipal Charities (CIO) for the conversion of two vacant office units at nos. 1 and 2 Inglethorpe Court to 4 single bed flats. They would be let at an affordable rent and the Hopmarket Charity would receive income from one of the rentals. WMC would be seeking grant funding from Homes England and were looking for a 125 year lease to support their application. The Trustees agreed the proposal, subject to planning consent being confirmed and payment of the Hopmarket Charity's costs. WMC will be responsible for any repairs and any lettings.

Hopmarket Promotion and Income Generation

The City Council's Economic Development Officer (Enterprise and Business Growth), advises the Board and traders on marketing initiatives and income generation. The Trustees have established an Income Generation and Promotion Sub-Group and have a small promotions budget.

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2022

ACHIEVEMENT AND PERFORMANCE

Applications for Grant Aid

A total of 21 grant applications were received during 2021/22 with bids totalling just over £126k. A summary assessment of the applications against the agreed criteria was completed by the Council's Finance Service. This was independently reviewed by the Council's Head of Finance. Following this process, a sub-group of Trustees and a member of the City Council's Finance Team met to review the assessment findings. The summary assessment of applications was then reported to the Trustees at their Board meeting on 21 March 2022. The Trustees agreed that in the next financial year the charity will make grants to 13 organisations totalled £59,605. Notification of these grants awards was made to these organisations shortly after the financial year end.

FINANCIAL REVIEW

Financial position

General unrestricted funds as at 31 March 2022 was £91.9k, of which £56.0k was brought forward from previous financial years.

No grants having been paid in the last two years due to the uncertainty created by the Covid pandemic.

The surplus of the year was £50.8k (2021 - surplus excluding investment property revaluation of £32,2k).

The recent trading history and the budget for 2022/23 suggested a future surplus of £36.4k and in the circumstances, the Trustees have agreed to award grants of up to £60k in 2022/23 and to make provision for an estimated £60k in 2023/4. This more prudent approach had the added benefit of holding back reserves to protect the charity's finances against any economic downturn.

Reserves policy

The charity holds general unrestricted funds (which excludes amounts held in designated funds) of £91,933 (2021 - £55,976) to fund ongoing expenditure if there is a future drop in rental income received by the charity.

Because of the ongoing uncertainty regarding Covid-19 and the subsequent economic downturn, the charity has not set a specific limit as to what level of general unrestricted funds it aims to hold.

Details regarding designated funds held by the charity can be found in note 14 of the notes to the financial statements.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Hopmarket is a Charity established under Act of Parliament. Its current Governing Act is the Worcester City Council Act 1985.

Recruitment and appointment of new trustees

The charity is governed by a Board of Trustees. The Board has at least 6, but not more than 7 Worcester City Councillors and at least 2, but no more than 3 Independent Trustees.

The following Trustees were appointed by Worcester City Council for the 2021/22 municipal year:

- Councillor Jenny Barnes
- Reverend Canon Georgina Byrne
- Councillor Allah Ditta
- Councillor Nida Hassan
- Councillor Jo Hodges
- Councillor Stephen Hodgson
- Councillor Mike Johnson
- Councillor Karen Lewing
- Mr Bill Simpson

Georgina Byrne tendered her resignation during the year, due to changes in her vocational commitments.

The City Council Trustees are appointed annually. The Independent Trustees are appointed for a period of up to four years.

The Chair of the Trustees is Mr Bill Simpson.

The Trustees met three times during the period covered by this report.

Organisational structure

The Charity is administered by Worcester City Council from the Guildhall, High Street, Worcester. The Council's Head of Finance acts as the Treasurer of the Charity and legal support is provided by the Council's Legal Services team.

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2022

STRUCTURE, GOVERNANCE AND MANAGEMENT

The Trustees have appointed Fisher German LLP as the agent for managing the Hopmarket building and receive update reports on rents, arrears and lettings with a representative from Fisher German attending meetings to answer any questions.

Organisational structure

The Charity is administered by Worcester City Council from the Guildhall, High Street, Worcester. The Council's Head of Finance acts as the Treasurer of the Charity and legal support is provided by the Council's Legal Services team.

The Trustees have appointed Fisher German LLP as the agent for managing the Hopmarket building and receive update reports on rents, arrears and lettings with a representative from Fisher German attending meetings to answer any questions.

Trustee remuneration

The Trustees received no remuneration during 2021/22 and there were no related party transactions.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number
244569

Principal address

Guildhall
Worcester
Worcestershire
WR1 2EY

Trustees

City Councillor Trustees

Councillor Jenny Barnes	Vice-Chairman	
Councillor Tracey Biggs		(resigned 8 May 2021)
Councillor Chris Cawthorne		(resigned 8 May 2021)
Councillor Allah Ditta		
Councillor Nida Hassan		
Councillor Josephine Hodges		(appointed 8 June 2021 and resigned 9 May 2022)
Councillor Stephen Hodgson		(appointed 8 June 2021)
Councillor Mike Johnson	Vice-Chairman	(resigned 9 May 2022)
Councillor Karen Lewing		(appointed 8 June 2021)

Independent Trustees

Rev Canon Georgina Byrne		(resigned 28 October 2021)
Mrs Josephine Hodges		(reappointed 24 May 2022)
Mr Bill Simpson	Chairman	

Independent Examiner

The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

Treasurer

Mark Baldwin

Administrators

Worcester City Council
Guildhall
Worcester
WR1 2EY

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2022

REFERENCE AND ADMINISTRATIVE DETAILS

Investment property managers

Fisher German LLP
Global House
Hindlip Lane
Worcester
WR3 8SB

Approved by order of the board of trustees on 21st November 2022 and signed on its behalf by:

A handwritten signature in black ink, appearing to read 'B Simpson', with a long horizontal stroke extending to the right.

B Simpson - Trustee

**Independent Examiner's Report to the Trustees of
The Hopmarket Charity**

Independent examiner's report to the trustees of The Hopmarket Charity

I report to the charity trustees on my examination of the accounts of The Hopmarket Charity (the charity) for the year ended 31st March 2022.

Responsibilities and basis of report

As the charity trustees of the charity you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the charity's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the charity as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Robert Iestyn Richards FCA CTA FCCA
The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

Date: 9/12/2022

The Hopmarket Charity

Statement of Financial Activities
for the Year Ended 31st March 2022

				2022	2021
	Notes	Unrestricted funds £	Development designated fund £	Repairs designated fund £	Total funds £
INCOME AND ENDOWMENTS FROM					
Donations and legacies	3	8,875	-	-	8,875
Investment income	4	<u>145,218</u>	-	-	<u>145,218</u>
Total		<u>154,093</u>	-	-	<u>154,093</u>
EXPENDITURE ON					
Raising funds	5	79,274	-	-	79,274
Charitable activities					
Grants issued		<u>24,028</u>	-	-	<u>24,028</u>
Total		<u>103,302</u>	-	-	<u>103,302</u>
Net gains on investments		-	-	-	320,000
NET INCOME		50,791	-	-	50,791
Transfers between funds	14	<u>(14,834)</u>	<u>4,834</u>	<u>10,000</u>	-
Net movement in funds		35,957	4,834	10,000	352,225
RECONCILIATION OF FUNDS					
Total funds brought forward		<u>1,225,976</u>	<u>7,473</u>	<u>72,567</u>	953,791
TOTAL FUNDS CARRIED FORWARD		<u>1,261,933</u>	<u>12,307</u>	<u>82,567</u>	<u>1,306,016</u>


The notes form part of these financial statements

The Hopmarket Charity

Balance Sheet
31st March 2022

	Notes	Unrestricted funds £	Development designated fund £	Repairs designated fund £	2022 Total funds £	2021 Total funds £
FIXED ASSETS						
Investment property	10	1,170,000	-	-	1,170,000	1,170,000
CURRENT ASSETS						
Debtors	11	127,273	-	-	127,273	53,199
Cash at bank		<u>21,800</u>	<u>12,355</u>	<u>82,567</u>	<u>116,722</u>	<u>126,688</u>
		149,073	12,355	82,567	243,995	179,887
CREDITORS						
Amounts falling due within one year	12	<u>(55,043)</u>	<u>(48)</u>	-	<u>(55,091)</u>	<u>(40,726)</u>
NET CURRENT ASSETS		<u>94,030</u>	<u>12,307</u>	<u>82,567</u>	<u>188,904</u>	<u>139,161</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,264,030	12,307	82,567	1,358,904	1,309,161
CREDITORS						
Amounts falling due after more than one year	13	<u>(2,097)</u>	-	-	<u>(2,097)</u>	<u>(3,145)</u>
NET ASSETS		<u>1,261,933</u>	<u>12,307</u>	<u>82,567</u>	<u>1,356,807</u>	<u>1,306,016</u>
FUNDS	14					
Unrestricted funds:						
General unrestricted funds					91,933	55,976
Capital reserve fund					1,170,000	1,170,000
Development fund					12,307	7,473
Repairs fund					<u>82,567</u>	<u>72,567</u>
					<u>1,356,807</u>	<u>1,306,016</u>
TOTAL FUNDS					<u>1,356,807</u>	<u>1,306,016</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 21st November 2022 and were signed on its behalf by:


B Simpson - Trustee

The Hopmarket Charity

Notes to the Financial Statements for the Year Ended 31st March 2022

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

The financial statements are prepared in sterling, which is the functional currency of the charity.

Monetary amounts in these financial statements are rounded to the nearest £1.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Rental income is received on a straight line basis over the period to which it relates.

Grant income is recognised when there is evidence of entitlement to the grant, receipt is probable and its amount can be measured reliably. Entitlement usually arises immediately on its receipt, unless there are terms or conditions which must be met before the charity is entitled to the income.

Interest income is recognised for all interest-bearing instruments on an accruals basis.

EXPENDITURE

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants payable are charged to expenditure when the offer is conveyed to the recipient, unless the offer is conditional in which case such grants are charged to expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

INVESTMENT PROPERTY

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

TAXATION

The charity is exempt from tax on its charitable activities.

FUND ACCOUNTING

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

FINANCIAL INSTRUMENTS

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the charity becomes party to contractual provisions of the instrument.

Financial assets are offset, with the net amounts presented in the accounts where there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2022

1. ACCOUNTING POLICIES - continued

FINANCIAL INSTRUMENTS

Basic Financial Assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Basic Financial Liabilities

Basic financial liabilities, including trade and other payables, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of future receipts, discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of the operations from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction cost.

SERVICE CHARGE MONIES

Service charge monies collected and managed by the investment property manager of the charity are managed on trust on behalf of the tenants of the investment property. Service charge monies are not considered to belong to the charity and the financial activities (including income, expenditure, assets and liabilities) relating to service charge monies have been excluded from these financial statements.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Accounting estimates and judgement are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Significant sources of estimation uncertainty

The investment property is revalued to market value based on a year end valuation performed by the trustees (based on a prior year valuation performed by a qualified independent valuer). However, some judgement is applied in comparing the investment property to recent sales of similar properties in the area and the market value of the investment property cannot be directly measured until such time that it is sold. The value of investment property is included in note 10 of the financial statements.

3. DONATIONS AND LEGACIES

	2022	2021
	£	£
Grants	<u>8,875</u>	<u>4,907</u>

Grants received, included in the above, are as follows:

	2022	2021
	£	£
Worcester City Council - Covid-19 relief	<u>8,875</u>	<u>4,907</u>

4. INVESTMENT INCOME

	2022	2021
	£	£
Rents received	145,218	133,454
Bank interest received	-	11
	<u>145,218</u>	<u>133,465</u>

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2022

5. RAISING FUNDS

INVESTMENT MANAGEMENT COSTS

	2022	2021
	£	£
Investment property manager fees	28,300	25,716
Property insurance	38,061	29,901
Advertising and marketing	7,633	3,729
Electricity, water and business rates	2,424	1,632
Property repairs and maintenance	<u>2,856</u>	<u>26,594</u>
	<u>79,274</u>	<u>87,572</u>

6. GRANTS PAYABLE

	2022	2021
	£	£
Grants issued	<u>-</u>	<u>200</u>

The total grants paid to individuals during the year was as follows:

	2022	2021
	£	£
Grants to Hopmarket tenants - Covid-19 relief	<u>-</u>	<u>200</u>

7. SUPPORT COSTS

Support costs, included in the above, are as follows:

	2022	2021
	£	£
Administration charges	16,300	16,300
Independent examination fee	2,130	1,360
Trustee indemnity insurance	394	498
Legal fees	4,946	-
Sundries	<u>258</u>	<u>217</u>
	<u>24,028</u>	<u>18,375</u>

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2022 nor for the year ended 31st March 2021.

TRUSTEES' EXPENSES

There were no trustees' expenses paid for the year ended 31st March 2022 nor for the year ended 31st March 2021.

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2022

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Development designated fund £	Repairs designated fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Donations and legacies	4,907	-	-	4,907
Investment income	<u>133,465</u>	-	-	<u>133,465</u>
Total	<u>138,372</u>	-	-	<u>138,372</u>
EXPENDITURE ON				
Raising funds	87,572	-	-	87,572
Charitable activities				
Grants issued	<u>18,575</u>	-	-	<u>18,575</u>
Total	<u>106,147</u>	-	-	<u>106,147</u>
Net gains on investments	<u>320,000</u>	-	-	<u>320,000</u>
NET INCOME	352,225	-	-	352,225
Transfers between funds	<u>(6,071)</u>	<u>(3,929)</u>	<u>10,000</u>	-
Net movement in funds	346,154	(3,929)	10,000	352,225
RECONCILIATION OF FUNDS				
Total funds brought forward	<u>879,822</u>	<u>11,402</u>	<u>62,567</u>	<u>953,791</u>
TOTAL FUNDS CARRIED FORWARD	<u>1,225,976</u>	<u>7,473</u>	<u>72,567</u>	<u>1,306,016</u>

10. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1st April 2021 and 31st March 2022	<u>1,170,000</u>
NET BOOK VALUE	
At 31st March 2022	<u>1,170,000</u>
At 31st March 2021	<u>1,170,000</u>

The year end valuation of investment property has been undertaken by the trustees, based on the prior year's valuation undertaken by Jason Clines MRICS on behalf of Fisher German LLP.

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2022

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		2022	2021	
		£	£	
Trade debtors		5,994	6,652	
Fisher German LLP		70,831	9,189	
Prepayments and accrued income		<u>50,448</u>	<u>37,358</u>	
		<u>127,273</u>	<u>53,199</u>	
12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR		2022	2021	
		£	£	
Tenant deposits		4,048	4,048	
Worcester City Council		28,574	23,231	
Accrued expenses		21,420	12,398	
Deferred income (see note 15)		<u>1,049</u>	<u>1,049</u>	
		<u>55,091</u>	<u>40,726</u>	
13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR		2022	2021	
		£	£	
Deferred income (see note 15)		<u>2,097</u>	<u>3,145</u>	
14. MOVEMENT IN FUNDS				
	At 1.4.21	Net movement	Transfers	At
	£	in funds	between	31.3.22
		£	funds	£
Unrestricted funds				
General unrestricted funds	55,976	50,791	(14,834)	91,933
Capital reserve fund	1,170,000	-	-	1,170,000
Development fund	7,473	-	4,834	12,307
Repairs fund	<u>72,567</u>	-	<u>10,000</u>	<u>82,567</u>
	<u>1,306,016</u>	<u>50,791</u>	-	<u>1,356,807</u>
TOTAL FUNDS	<u>1,306,016</u>	<u>50,791</u>	-	<u>1,356,807</u>

Net movement in funds, included in the above are as follows:

	Incoming resources	Resources expended	Movement in funds
	£	£	£
Unrestricted funds			
General unrestricted funds	154,093	(103,302)	50,791
	<u>154,093</u>	<u>(103,302)</u>	<u>50,791</u>
TOTAL FUNDS	<u>154,093</u>	<u>(103,302)</u>	<u>50,791</u>

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2022

14. MOVEMENT IN FUNDS - continued

Comparatives for movement in funds

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
General unrestricted funds	29,822	32,225	(6,071)	55,976
Capital reserve fund	850,000	320,000	-	1,170,000
Development fund	11,402	-	(3,929)	7,473
Repairs fund	<u>62,567</u>	<u>-</u>	<u>10,000</u>	<u>72,567</u>
	<u>953,791</u>	<u>352,225</u>	<u>-</u>	<u>1,306,016</u>
TOTAL FUNDS	<u>953,791</u>	<u>352,225</u>	<u>-</u>	<u>1,306,016</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General unrestricted funds	138,372	(106,147)	-	32,225
Capital reserve fund	<u>-</u>	<u>-</u>	<u>320,000</u>	<u>320,000</u>
	<u>138,372</u>	<u>(106,147)</u>	<u>320,000</u>	<u>352,225</u>
TOTAL FUNDS	<u>138,372</u>	<u>(106,147)</u>	<u>320,000</u>	<u>352,225</u>

Repairs Fund

The Repairs Fund is held to provide funding for major repairs and as a contingency for unforeseen repairs. This is particularly important for a building of this age, type and construction. The Charity's property agent is consulted to ensure the adequacy of the reserve.

Development Fund

The Development Fund is held for future investment in marketing activity to promote and develop the Hopmarket and thereby attract more lettings.

Capital Reserves Fund

The Capital Reserves Fund represents the Charity's holding in the investment property.

15. DEFERRED INCOME

Deferred income relates to £3,145 (2021 - £4,194) 10 year lease payment received in advance.

16. RELATED PARTY DISCLOSURES

Worcester City Council provides key management personnel services to the charity. Worcester City Council received key management personnel remuneration for these services of £16,300 (2021 - £16,300). During the year Worcester City Council made payments to third parties as agent of the charity totalling £15,791 (2021 - £12,224). Worcester City also paid grants to the charity of £8,875 (2021 -£4,907. At the year end the charity owed Worcester City Council £28,574 (2021 - £23,231).

There were no other related party transactions in the year.

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2022

17. OPERATING LEASE INCOME COMMITMENTS

Minimum lease income due to the charity under non-cancellable operating leases fall due as follows:

	2022	2021
	£	£
Within one year	72,303	57,548
Between one and five years	117,303	139,154
after five years	<u>161,950</u>	<u>163,369</u>
	<u>351,556</u>	<u>360,071</u>

18. FUNDS HELD AS AGENT

At the year-end Fisher German held on trust in regard to service charge monies relating to the tenants of the investment property cash of £3,135 (2021 - £2,068).

This excludes net amounts owed to the service charge monies account by tenants and the charity, as well as amounts owed by the service charge monies account to its creditors.

The Hopmarket Charity
Detailed Statement of Financial Activities
for the Year Ended 31st March 2022

	2022 £	2021 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Grants	8,875	4,907
Investment income		
Rents received	145,218	133,454
Bank interest received	-	11
	<u>145,218</u>	<u>133,465</u>
Total incoming resources	154,093	138,372
EXPENDITURE		
Investment management costs		
Investment property manager fees	28,300	25,716
Property insurance	38,061	29,901
Advertising and marketing	7,633	3,729
Electricity, water and business rates	2,424	1,632
Property repairs and maintenance	2,856	26,594
	<u>79,274</u>	<u>87,572</u>
Charitable activities		
Grants to individuals	-	200
Support costs		
Administration charges	16,300	16,300
Independent examination fee	2,130	1,360
Trustee indemnity insurance	394	498
Legal fees	4,946	-
Sundries	258	217
	<u>24,028</u>	<u>18,375</u>
Total resources expended	103,302	106,147
Net income	<u>50,791</u>	<u>32,225</u>

THE HOPMARKET CHARITY

England & Wales - Charity number 244569

Accounts

**Report of the Trustees and
Financial Statements for the Year Ended 31st March 2021
for
The Hopmarket Charity**

The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

The Hopmarket Charity

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for the Year Ended 31st March 2021**

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The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2021

The trustees present their report with the financial statements of the charity for the year ended 31st March 2021. The trustees have adopted the provisions of Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019).

OBJECTIVES AND ACTIVITIES

Objectives and aims

The charity has been set up to benefit "needy persons" in the city of Worcester. "Needy persons" means persons who by reason of poverty, sickness or infirmity whether young or old are in need of financial assistance, care or attention. "Needy persons in the city of Worcester" are persons whose need arises in the city, whether or not they permanently reside there.

In accordance with Charity Commission guidance, the trustees regard people suffering from poverty as including persons who do not have the resources to provide for themselves, either on a short or a long-term basis, with the normal things of life which most people take for granted. The trustees aim to address both the causes and the consequences of poverty by allocating grants to assist with both the prevention and relief of poverty. In view of the limited resources of the charity, the trustees take the view that the objects of the charity can best be fulfilled by supporting other organisations which have been established for purposes within the charity's objects, rather than devoting the resources of the charity to the support of a limited number of individuals.

Significant activities

The Charity owns a building known as the Hopmarket complex (formerly The Hop Market Hotel) in Foregate Street, Worcester, together with annexed premises at 13, 14, 15 and 16 The Foregate, Worcester. The complex comprises a number of retail units with residential accommodation above.

The income from leasing the premises of the Charity is held on trust to apply the same for the benefit of needy persons in the city. Needy persons are defined in the Act as persons who by reason of poverty, sickness or infirmity whether young or old are in need of financial assistance, care and attention.

The flats above the retail units are leased to Platform Housing Group. Although no rent is payable, Platform Housing Group bears 75% of the cost of the repairs and maintenance to the building.

Public benefit

The trustees confirm that they have complied with the duty in section 17(5) of the 2011 Charities Act to have due regard to guidance issued by the Charity Commission on public benefit when deciding on the charity's activities.

ACHIEVEMENT AND PERFORMANCE

Property Management

Day-to-day management of the Hopmarket retail units, including lettings, is undertaken by Fisher German LLP. The Agreement expired on 31st March 2020 and the Trustees agreed to re-appoint Fisher German for a further three years on comparable terms.

In November 2021, Fisher German LLP confirmed that they are withdrawing as property managers as from May 2022 and a replacement is being sought.

There were some empty units during the year, the most prominent being 16 The Foregate. The Chairman negotiated a refund on gas not used at the property and a repayment of £2,227 was received. A rates rebate of £1,334 was also received from the City Council.

The Trustees considered a proposal from Worcester Municipal Charities CIO for the future use of nos. 1 and 2 Inglethorpe Court, which had previously been used as offices for the Citizen's Advice Bureau. The current proposal is to convert the properties to residential, with the Hopmarket Charity receiving rent for one of the four flats, in exchange for a 125 year lease. The Trustees concluded that in principle this proposal has merit and should be taken forward, subject to the Heads of Terms being considered carefully, and it is anticipated that an Agreement will be signed in 2021/22.

Some traders requested, and were given, a rent deferment during the various lockdown periods during 2020/21, on the understanding that all sums would be paid when they were in receipt of any Government funding through business support grants and so able to pay.

The Trustees were informed of the high cost of property repairs especially in relation to the windows of the flats, even though Platform Housing Group pays 75% of the cost. This was noted with some concern. A sub-group has now been formed, with input from Fisher German, to meet quarterly with Platform Housing Group and report back to the Trustees.

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2021

ACHIEVEMENT AND PERFORMANCE

Hopmarket Promotion and Income Generation

The City Council's Economic Development Officer (Enterprise and Business Growth), advises the Board and traders on marketing initiatives and income generation. The Trustees have established an Income Generation and Promotion Sub-Group and have a small promotions budget.

The Covid-19 pandemic had a significant impact on the Hopmarket traders during the year and several received assistance from the City Council through the award of business support grants. Some promotional activities were undertaken over the Christmas 2020 period. In the circumstances the funds left in the promotions budget were considered adequate to carry forward into 2021/22.

FINANCIAL REVIEW

Financial position

For 2020/21 the level of income received was in line with the previous year. This included £4,907 of Government grants received in respect of the Covid-19 pandemic. The rental income of £133,455 was only £4,021 less than last year despite the pandemic. 16 Foregate Street, the Charity's largest unit, remains vacant along with several other units in the Hopmarket courtyard.

Expenditure for 2020/21 was higher than the previous year. The insurance costs increased by £2,297 and are recharged through the service charge. The related income received is included in the Income section of these accounts. The management and administration costs were higher due to Fisher German's fees including one-off costs for a roof inspection and charges for assessing tenants' dilapidations claims.

There was only limited expenditure from the Development Fund reserve brought forward from 2019/20 and a balance of £7,473 remained at 31 March 2021. There was a £10,000 transfer to the Repairs Fund giving a balance at 31 March 2021 of £72,567.

In summary, the overall surplus was greater than last year due to the Government grants received and the decision to not make any grant payments being enough to offset the increase in expenditure.

Applications for Grant Aid

A number of grant applications were received during 2020. However, having considered the Charity's financial position in relation to the economic uncertainty created by the pandemic and the associated lockdowns, the trustees agreed not to make any grant payments in 2020/21.

This remains under review and the Trustees remain committed to grant payments resuming in the near future.

Reserves policy

The charity holds general unrestricted funds (which excludes amounts held in designated funds) of £55,976 (2020 - £29,822) to fund ongoing expenditure if there is a future drop in rental income received by the charity.

Because of the ongoing uncertainty regarding Covid-19, the charity has not set a specific limit as to what level of general unrestricted funds it aims to hold.

Details regarding designated funds held by the charity can be found in note 14 of the notes to the financial statements.

STRUCTURE, GOVERNANCE AND MANAGEMENT

Governing document

The Hopmarket is a Charity established under Act of Parliament. Its current Governing Act is the Worcester City Council Act 1985.

Recruitment and appointment of new trustees

The charity is governed by a Board of Trustees. The Board has at least 6, but not more than 7 Worcester City Councillors and at least 2, but no more than 3 Independent Trustees.

The City Council Trustees are appointed annually.

The two Independent Trustees - Rev Canon Georgina Byrne and Mr Bill Simpson - are appointed for a period of up to four years and their term runs to 2023.

The Trustees appointed Mr Bill Simpson as Chairman for 2020/21. Mike Johnson was appointed as Vice-Chairman.

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2021

STRUCTURE, GOVERNANCE AND MANAGEMENT

Trustee meetings in year

The Trustees met three times during the 2020/21 Municipal Year. Due to the Covid-19 pandemic, these meetings were held online via Zoom.

During the year, the Trustees received advice and agreed a series of measures to ensure the charity's governance remains on a sound footing. This included reviewing the Standing Orders and confirming the scheme of delegation, appointing Vice-Chairs to support the work of the Chairman, making provision for community trustees to serve extended terms if in the best interests of the charity and procuring trustee liability indemnity insurance.

The Trustees also considered a report from the City Council's Deputy Director - Governance recommending that it be incorporated as a legal entity in its own right. In terms of legal status, the charity is currently an "unincorporated charitable trust". It is not a legal entity in its own right, separate from the Trustees. The Trustees agreed that incorporating the charity as a separate legal entity was the appropriate way forward, and the City Council has endorsed this approach. The next steps will be for the Trustees to pass the necessary resolutions to submit their application to the Charity Commission. It is anticipated that this will be completed during 2021/22.

Organisational structure

The Charity is administered by Worcester City Council from the Guildhall, High Street, Worcester. The Council's Head of Finance acts as the Treasurer of the Charity and legal support is provided by the Council's Legal Services team.

The Trustees have appointed Fisher German LLP as the agent for managing the Hopmarket building and receive update reports on rents, arrears and lettings with a representative from Fisher German attending meetings to answer any questions.

Trustee remuneration

The Trustees received no remuneration during 2020/21.

REFERENCE AND ADMINISTRATIVE DETAILS

Registered Charity number

244569

Principal address

Guildhall
Worcester
Worcestershire
WR1 2EY

Trustees

City Councillor Trustees

Councillor Jenny Barnes	
Councillor Tracey Biggs	(resigned 8 May 2021)
Councillor Chris Cawthorne	(resigned 8 May 2021)
Councillor Allah Ditta	
Councillor Nida Hassan	
Councillor Josephine Hodges	(appointed 8 June 2021)
Councillor Stephen Hodgson	(appointed 8 June 2021)
Councillor Mike Johnson	Vice-Chairman
Councillor Karen Lewing	(appointed 8 June 2021)

Independent Trustees

Rev Canon Georgina Byrne	
Mr Bill Simpson	Chairman

Independent Examiner

The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

Treasurer

Mark Baldwin

The Hopmarket Charity
Report of the Trustees
for the Year Ended 31st March 2021

REFERENCE AND ADMINISTRATIVE DETAILS

Administrators
Worcester City Council
Guildhall
Worcester
WR1 2EY

Investment property managers
Fisher German LLP
Global House
Hindlip Lane
Worcester
WR3 8SB

Approved by order of the board of trustees on *08.11.2021* and signed on its behalf by:


.....
B Simpson - Trustee

**Independent Examiner's Report to the Trustees of
The Hopmarket Charity**

Independent examiner's report to the trustees of The Hopmarket Charity

I report to the charity trustees on my examination of the accounts of The Hopmarket Charity (the Trust) for the year ended 31st March 2021.

Responsibilities and basis of report

As the charity trustees of the Trust you are responsible for the preparation of the accounts in accordance with the requirements of the Charities Act 2011 ('the Act').

I report in respect of my examination of the Trust's accounts carried out under section 145 of the Act and in carrying out my examination I have followed all applicable Directions given by the Charity Commission under section 145(5)(b) of the Act.

Independent examiner's statement

I have completed my examination. I confirm that no material matters have come to my attention in connection with the examination giving me cause to believe that in any material respect:

1. accounting records were not kept in respect of the Trust as required by section 130 of the Act; or
2. the accounts do not accord with those records; or
3. the accounts do not comply with the applicable requirements concerning the form and content of accounts set out in the Charities (Accounts and Reports) Regulations 2008 other than any requirement that the accounts give a true and fair view which is not a matter considered as part of an independent examination.

I have no concerns and have come across no other matters in connection with the examination to which attention should be drawn in this report in order to enable a proper understanding of the accounts to be reached.



Robert Iestyn Richards FCA CTA FCCA
The Richards Sandy Partnership
Thorneloe House
25 Barbourne Road
Worcester
Worcestershire
WR1 1RU

Date: 8.12.2021.....

The Hopmarket Charity

Statement of Financial Activities
for the Year Ended 31st March 2021

					2021	2020
	Notes	Unrestricted funds £	Development designated fund £	Repairs designated fund £	Total funds £	Total funds £
INCOME AND ENDOWMENTS FROM						
Donations and legacies	3	4,907	-	-	4,907	-
Investment income	4	<u>133,465</u>	-	-	<u>133,465</u>	<u>137,550</u>
Total		138,372	-	-	138,372	137,550
EXPENDITURE ON						
Raising funds	5	87,572	-	-	87,572	77,805
Charitable activities						
Grants issued		<u>18,575</u>	-	-	<u>18,575</u>	<u>56,496</u>
Total		106,147	-	-	106,147	134,301
Net gains on investments		<u>320,000</u>	-	-	<u>320,000</u>	-
NET INCOME		352,225	-	-	352,225	3,249
Transfers between funds	14	<u>(6,071)</u>	<u>(3,929)</u>	<u>10,000</u>	-	-
Net movement in funds		346,154	(3,929)	10,000	352,225	3,249
RECONCILIATION OF FUNDS						
Total funds brought forward		<u>879,822</u>	<u>11,402</u>	<u>62,567</u>	<u>953,791</u>	<u>950,542</u>
TOTAL FUNDS CARRIED FORWARD		<u>1,225,976</u>	<u>7,473</u>	<u>72,567</u>	<u>1,306,016</u>	<u>953,791</u>

The notes form part of these financial statements

The Hopmarket Charity

Balance Sheet
31st March 2021

	Notes	Unrestricted funds £	Development designated fund £	Repairs designated fund £	2021 Total funds £	2020 Total funds £
FIXED ASSETS						
Investment property	10	1,170,000	-	-	1,170,000	850,000
CURRENT ASSETS						
Debtors	11	53,199	-	-	53,199	60,213
Cash at bank		<u>46,648</u>	<u>7,473</u>	<u>72,567</u>	<u>126,688</u>	<u>131,900</u>
		99,847	7,473	72,567	179,887	192,113
CREDITORS						
Amounts falling due within one year	12	<u>(40,726)</u>	-	-	<u>(40,726)</u>	<u>(84,128)</u>
NET CURRENT ASSETS		<u>59,121</u>	<u>7,473</u>	<u>72,567</u>	<u>139,161</u>	<u>107,985</u>
TOTAL ASSETS LESS CURRENT LIABILITIES		1,229,121	7,473	72,567	1,309,161	957,985
CREDITORS						
Amounts falling due after more than one year	13	<u>(3,145)</u>	-	-	<u>(3,145)</u>	<u>(4,194)</u>
NET ASSETS		<u>1,225,976</u>	<u>7,473</u>	<u>72,567</u>	<u>1,306,016</u>	<u>953,791</u>
FUNDS	14					
Unrestricted funds:						
General unrestricted funds					55,976	29,822
Capital reserve fund					1,170,000	850,000
Development fund					7,473	11,402
Repairs fund					<u>72,567</u>	<u>62,567</u>
					<u>1,306,016</u>	<u>953,791</u>
TOTAL FUNDS					<u>1,306,016</u>	<u>953,791</u>

The financial statements were approved by the Board of Trustees and authorised for issue on 03.11.2021 and were signed on its behalf by:


B Simpson - Trustee

The Hopmarket Charity

Notes to the Financial Statements for the Year Ended 31st March 2021

1. ACCOUNTING POLICIES

BASIS OF PREPARING THE FINANCIAL STATEMENTS

The financial statements of the charity, which is a public benefit entity under FRS 102, have been prepared in accordance with the Charities SORP (FRS 102) 'Accounting and Reporting by Charities: Statement of Recommended Practice applicable to charities preparing their accounts in accordance with the Financial Reporting Standard applicable in the UK and Republic of Ireland (FRS 102) (effective 1 January 2019)', Financial Reporting Standard 102 'The Financial Reporting Standard applicable in the UK and Republic of Ireland' and the Charities Act 2011. The financial statements have been prepared under the historical cost convention, as modified by the revaluation of certain assets.

The financial statements are prepared in sterling, which is the functional currency of the charity.

Monetary amounts in these financial statements are rounded to the nearest £1.

INCOME

All income is recognised in the Statement of Financial Activities once the charity has entitlement to the funds, it is probable that the income will be received and the amount can be measured reliably.

Rental income is received on a straight line basis over the period to which it relates.

Grant income is recognised when there is evidence of entitlement to the grant, receipt is probable and its amount can be measured reliably. Entitlement usually arises immediately on its receipt, unless there are terms or conditions which must be met before the charity is entitled to the income.

Interest income is recognised for all interest-bearing instruments on an accruals basis.

EXPENDITURE

Liabilities are recognised as expenditure as soon as there is a legal or constructive obligation committing the charity to that expenditure, it is probable that a transfer of economic benefits will be required in settlement and the amount of the obligation can be measured reliably. Expenditure is accounted for on an accruals basis and has been classified under headings that aggregate all cost related to the category. Where costs cannot be directly attributed to particular headings they have been allocated to activities on a basis consistent with the use of resources.

Grants payable are charged to expenditure when the offer is conveyed to the recipient, unless the offer is conditional in which case such grants are charged to expenditure when the conditions attaching are fulfilled. Grants offered subject to conditions which have not been met at the year end are noted as a commitment, but not accrued as expenditure.

INVESTMENT PROPERTY

Investment property is shown at most recent valuation. Any aggregate surplus or deficit arising from changes in fair value is recognised in the Statement of Financial Activities.

TAXATION

The charity is exempt from tax on its charitable activities.

FUND ACCOUNTING

Unrestricted funds can be used in accordance with the charitable objectives at the discretion of the trustees.

Restricted funds can only be used for particular restricted purposes within the objects of the charity. Restrictions arise when specified by the donor or when funds are raised for particular restricted purposes.

Further explanation of the nature and purpose of each fund is included in the notes to the financial statements.

FINANCIAL INSTRUMENTS

The charity has elected to apply the provisions of Section 11 'Basic Financial Instruments' and Section 12 'Other Financial Instruments Issues' of FRS 102 to all of its financial instruments.

Financial instruments are recognised when the charity becomes party to contractual provisions of the instrument.

Financial assets are offset, with the net amounts presented in the accounts where there is a legally enforceable right to set off the recognised amounts and there is an intention to settle on a net basis or to realise the asset and settle the liability simultaneously.

The Hopmarket Charity

**Notes to the Financial Statements - continued
for the Year Ended 31st March 2021**

1. ACCOUNTING POLICIES - continued

FINANCIAL INSTRUMENTS

Basic Financial Assets

Basic financial assets, which include trade and other receivables and cash and bank balances, are initially measured at transaction price including transaction costs and are subsequently carried at amortised cost using the effective interest method unless the arrangement constitutes a financing transaction, where the transaction is measured at the present value of the future receipts discounted at a market rate of interest.

Basic Financial Liabilities

Basic financial liabilities, including trade and other payables, are initially recognised at transaction price unless the arrangement constitutes a financing transaction, where the debt instrument is measured at the present value of future receipts, discounted at a market rate of interest. Debt instruments are subsequently carried at amortised cost, using the effective interest rate method.

Trade payables are obligations to pay for goods or services that have been acquired in the ordinary course of the operations from suppliers. Accounts payable are classified as current liabilities if payment is due within one year or less. If not, they are presented as non-current liabilities. Trade payables are recognised initially at transaction cost.

SERVICE CHARGE MONIES

Service charge monies collected and managed by the investment property manager of the charity are managed on trust on behalf of the tenants of the investment property. Service charge monies are not considered to belong to the charity and the financial activities (including income, expenditure, assets and liabilities) relating to service charge monies have been excluded from these financial statements.

2. CRITICAL ACCOUNTING JUDGEMENTS AND KEY SOURCES OF ESTIMATION UNCERTAINTY

Accounting estimates and judgement are continually evaluated and are based on historical experience and other factors, including expectations of future events that are believed to be reasonable under the circumstances.

Significant sources of estimation uncertainty

The investment property is revalued to market value based on a year end valuation performed by a qualified independent valuer. However, some judgement is applied in comparing the investment property to recent sales of similar properties in the area and the market value of the investment property cannot be directly measured until such time that it is sold. The value of investment property is included in note 10 of the financial statements.

3. DONATIONS AND LEGACIES

	2021	2020
	£	£
Grants	<u>4,907</u>	<u>-</u>

Grants received, included in the above, are as follows:

	2021	2020
	£	£
Worcester City Council - Covid-19 relief	<u>4,907</u>	<u>-</u>

4. INVESTMENT INCOME

	2021	2020
	£	£
Rents received	133,454	137,477
Bank interest received	<u>11</u>	<u>73</u>
	<u>133,465</u>	<u>137,550</u>

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2021

5. RAISING FUNDS

	2021	2020
	£	£
Investment property manager fees	25,716	16,270
Property insurance	29,901	27,605
Advertising and marketing	3,729	10,297
Electricity, water and business rates	1,632	1,332
Bad debt provision	-	(1,668)
Property repairs and maintenance	<u>26,594</u>	<u>23,969</u>
	<u>87,572</u>	<u>77,805</u>

6. GRANTS PAYABLE

	2021	2020
	£	£
Grants issued	<u>200</u>	<u>39,990</u>

The total grants paid to institutions during the year was as follows:

	2021	2020
	£	£
Worcester Housing & Benefits Advice	-	11,300
Headway Worcester	-	6,300
Vamos Theatre Company	-	3,960
For Cancer Group Sail 4 Cancer	-	3,200
All Saints Worcester	-	3,000
Caring for Communities & People Ltd	-	2,789
Armchair	-	2,500
Revitalise Respite Company	-	2,674
Footsteps	-	2,520
Happy Days	-	959
React	-	788
	<u>-</u>	<u>39,990</u>

The total grants paid to individuals during the year was as follows:

	2021	2020
	£	£
Grants to Hopmarket tenants - Covid-19 relief	<u>200</u>	<u>-</u>

7. SUPPORT COSTS

Support costs are as follows:

	2021	2020
	£	£
Administration charges	16,300	16,300
Independent examination fee	1,360	-
Trustee indemnity insurance	498	-
Sundries	<u>217</u>	<u>206</u>
	<u>18,375</u>	<u>16,506</u>

Independent examination fees for 2020 are stated net of the release of a 2019 over-accrual of £3,600.

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2021

8. TRUSTEES' REMUNERATION AND BENEFITS

There were no trustees' remuneration or other benefits for the year ended 31st March 2021 nor for the year ended 31st March 2020.

TRUSTEES' EXPENSES

There were no trustees' expenses paid for the year ended 31st March 2021 nor for the year ended 31st March 2020.

9. COMPARATIVES FOR THE STATEMENT OF FINANCIAL ACTIVITIES

	Unrestricted funds £	Development designated fund £	Repairs designated fund £	Total funds £
INCOME AND ENDOWMENTS FROM				
Investment income	137,550	-	-	137,550
EXPENDITURE ON				
Raising funds	77,805	-	-	77,805
Charitable activities				
Grants issued	56,496	-	-	56,496
Total	134,301	-	-	134,301
NET INCOME				
	3,249	-	-	3,249
Transfers between funds	(9,528)	(472)	10,000	-
Net movement in funds	(6,279)	(472)	10,000	3,249
RECONCILIATION OF FUNDS				
Total funds brought forward	886,101	11,874	52,567	950,542
TOTAL FUNDS CARRIED FORWARD	<u>879,822</u>	<u>11,402</u>	<u>62,567</u>	<u>953,791</u>

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2021

10. INVESTMENT PROPERTY

	£
FAIR VALUE	
At 1st April 2020	850,000
Revaluation	<u>320,000</u>
At 31st March 2021	<u>1,170,000</u>
NET BOOK VALUE	
At 31st March 2021	<u>1,170,000</u>
At 31st March 2020	<u>850,000</u>

The year end valuation of investment property has been undertaken Jason Clines MRICS on behalf of Fisher German LLP.

11. DEBTORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Trade debtors	6,652	4,871
Fisher German LLP	9,189	25,988
Prepayments and accrued income	<u>37,358</u>	<u>29,354</u>
	<u>53,199</u>	<u>60,213</u>

12. CREDITORS: AMOUNTS FALLING DUE WITHIN ONE YEAR

	2021 £	2020 £
Grants payable	-	3,000
Tenant deposits	4,048	4,048
Worcester City Council	23,231	67,969
Accrued expenses	12,398	8,062
Deferred income (see note 15)	<u>1,049</u>	<u>1,049</u>
	<u>40,726</u>	<u>84,128</u>

13. CREDITORS: AMOUNTS FALLING DUE AFTER MORE THAN ONE YEAR

	2021 £	2020 £
Deferred income (see note 15)	<u>3,145</u>	<u>4,194</u>

14. MOVEMENT IN FUNDS

	At 1.4.20 £	Net movement in funds £	Transfers between funds £	At 31.3.21 £
Unrestricted funds				
General unrestricted funds	29,822	32,225	(6,071)	55,976
Capital reserve fund	850,000	320,000	-	1,170,000
Development fund	11,402	-	(3,929)	7,473
Repairs fund	<u>62,567</u>	-	<u>10,000</u>	<u>72,567</u>
	<u>953,791</u>	<u>352,225</u>	-	<u>1,306,016</u>
TOTAL FUNDS	<u>953,791</u>	<u>352,225</u>	-	<u>1,306,016</u>

The Hopmarket Charity

Notes to the Financial Statements - continued
for the Year Ended 31st March 2021

14. MOVEMENT IN FUNDS - continued

Net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Gains and losses £	Movement in funds £
Unrestricted funds				
General unrestricted funds	138,372	(106,147)	-	32,225
Capital reserve fund	-	-	320,000	320,000
	<u>138,372</u>	<u>(106,147)</u>	<u>320,000</u>	<u>352,225</u>
TOTAL FUNDS	<u>138,372</u>	<u>(106,147)</u>	<u>320,000</u>	<u>352,225</u>

Comparatives for movement in funds

	At 1.4.19 £	Net movement in funds £	Transfers between funds £	At 31.3.20 £
Unrestricted funds				
General unrestricted funds	36,101	3,249	(9,528)	29,822
Capital reserve fund	850,000	-	-	850,000
Development fund	11,874	-	(472)	11,402
Repairs fund	52,567	-	10,000	62,567
	<u>950,542</u>	<u>3,249</u>	<u>-</u>	<u>953,791</u>
TOTAL FUNDS	<u>950,542</u>	<u>3,249</u>	<u>-</u>	<u>953,791</u>

Comparative net movement in funds, included in the above are as follows:

	Incoming resources £	Resources expended £	Movement in funds £
Unrestricted funds			
General unrestricted funds	137,550	(134,301)	3,249
	<u>137,550</u>	<u>(134,301)</u>	<u>3,249</u>
TOTAL FUNDS	<u>137,550</u>	<u>(134,301)</u>	<u>3,249</u>

Repairs Fund

The Repairs Fund is held to provide funding for major repairs and as a contingency for unforeseen repairs. This is particularly important for a building of this age, type and construction. The Charity's property agent is consulted to ensure the adequacy of the reserve.

Development Fund

The Development Fund is held for future investment in marketing activity to promote and develop the Hopmarket and thereby attract more lettings.

Capital Reserves Fund

The Capital Reserves Fund represents the Charity's holding in the investment property.

The Hopmarket Charity

Notes to the Financial Statements - continued for the Year Ended 31st March 2021

15. DEFERRED INCOME

Deferred income relates to £4,194 (2020 - £5,243) 10 year lease payment received in advance.

16. RELATED PARTY DISCLOSURES

Worcester City Council provides key management personnel services to the charity. Worcester City Council received key management personnel remuneration for these services of £16,300 (2020 - £16,300). During the year Worcester City Council made payments to third parties as agent of the charity totalling £12,224 (2020 - £51,669). Worcester City Council also paid grants to the charity of £4,907 (2020 - £nil) in regard to relief from the effects of Covid-19. At the year end the charity owed Worcester City Council £23,231 (2020 - £67,969).

There were no other related party transactions in the year.

17. OPERATING LEASE INCOME COMMITMENTS

Minimum lease income due to the charity under non-cancellable operating leases fall due as follows:

	2021	2020
	£	£
Within one year	57,548	78,123
Between one and five years	139,154	83,738
after five years	<u>163,369</u>	<u>177,717</u>
	<u>360,071</u>	<u>339,568</u>

18. FUNDS HELD AS AGENT

At the year end Fisher German held on trust in regard to service charge monies relating to the tenants of the investment property cash of £2,068 (2020 - £10,157).

This excludes net amounts owed to the service charge monies account by tenants and the charity, as well as amounts owed by the service charge monies account to its creditors.

The Hopmarket Charity
Detailed Statement of Financial Activities
for the Year Ended 31st March 2021

	2021 £	2020 £
INCOME AND ENDOWMENTS		
Donations and legacies		
Grants	4,907	-
Investment income		
Rents received	133,454	137,477
Bank interest received	<u>11</u>	<u>73</u>
	133,465	137,550
Total incoming resources	138,372	137,550
EXPENDITURE		
Investment management costs		
Investment property manager fees	25,716	16,270
Property insurance	29,901	27,605
Advertising and marketing	3,729	10,297
Electricity, water and business rates	1,632	1,332
Bad debt provision	-	(1,668)
Property repairs and maintenance	<u>26,594</u>	<u>23,969</u>
	87,572	77,805
Charitable activities		
Grants to institutions	-	39,990
Grants to individuals	<u>200</u>	<u>-</u>
	200	39,990
Support costs		
Administration charges	16,300	16,300
Independent examination fee	1,360	-
Trustee indemnity insurance	498	-
Sundries	<u>217</u>	<u>206</u>
	18,375	16,506
Total resources expended	106,147	134,301
Net income	<u>32,225</u>	<u>3,249</u>